CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, OCTOBER 12, 2021 AT 6:00 PM

Mayor | Jason Perez
Mayor Pro-Team | John Wright
Council Members | Cecil Booth, Mark Gongora, Mikey Svoboda, Travis Townsend
City Manager | Chris Whittaker
City Secretary | Frances Aguilar

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, OCOTBER 12, 2021, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service awards and Certificates of Appreciation.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

2. Discussion and possible action on Resolution No. 20211012-002 extending the disaster declaration signed by the Mayor on March 17, 2020, through November 14, 2021; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

3. Discussion and possible action on Resolution No. 20211012-003 extending the disaster declaration signed by the Mayor on September 13, 2021, through November 19, 2021;

repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

4. Discussion and possible action to approve a Resolution No. 20211012-004 electing to participate in tax abatement agreements and establishing guidelines and and criteria governing tax abatement for economic development prospects in the City of Angleton in accordance with Chapter 312 of the Texas Tax Code; providing for severability; and providing for an effective date.

5. Discussion and possible action on Resolution No. 20211012-005 increasing the voluntary contribution amount on utility water bills to the Angleton Area Emergency Medical Corps; providing for other matters relating to the voluntary contribution; and providing and effective date.

6. Discussion and possible action on Resolution No. 20211012-006 increasing the voluntary contribution amount on utility water bills to the Angleton Volunteer Firefighter's Association; providing for other matters relating to the voluntary contribution; and providing and effective date.

7. Discussion and possible action to approve Financial Statements through August 2021.

8. Discussion and possible action to approve Accounts Payable Reports for July and August 2021.

9. Discussion and possible action on the 2022 employee holiday schedule.

10. Discussion and possible action on the renewal of United Healthcare (UHC) for medical healthcare benefits in 2022.

PUBLIC HEARINGS AND ACTION ITEMS

11. Conduct a public hearing and possible action on a Resolution No. 20211012-011 designating certain officials as being responsible for, acting for, and on behalf of the City in dealing with the Texas Parks & Wildlife Department, for the purpose of participating in the Community Outdoor Outreach Program; certifying that the City is eligible to receive program assistance; certifying that the program implementation date cannot begin until funding is approved on or around March 2022 and must be completed within eighteen months; and providing an effective date.

12. Conduct a public hearing on the assessment role for levying an assessment against properties within the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1.

13. Discuss and possible action on an Ordinance No. 20211012-013 approving the service and assessment plan and proposed assessment roll for the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

14. Conduct a public hearing on the assessment role for properties within the City of Angleton Kiber Reserve Public Improvement District (PID).

15. Discussion and possible action on Ordinance No. 20211012-015 approving the service and assessment plan and proposed assessment roll for the City of Angleton Kiber Reserve Public Improvement District (PID); providing a penalty; providing for severability; providing for repeal; and providing an effective date.

16. Discussion and possible action Resolution No. 20211012-016 approving and authorizing the PID Reimbursement Agreement for the Kiber Reserve PID in the City of Angleton and making other provisions related to the subject.

17. Discussion and possible action on a request from Waterstone Development, LLC for a waiver of the preliminary acceptance of public improvements and public improvement acceptance by the City of Angleton.

REGULAR AGENDA

18. Discussion and possible action on potential commercial development.

19. Discussion and possible action on the purchase of additional water from Brazosport Water Authority.

20. Discussion and possible action on an agreement for professional services with Freese and Nichols, Inc. for the Oyster Creek WWTP Operation and Maintenance checklists.

21. Discussion and possible action on delaying the demolition of the existing Southside Elevated Storage Tank (EST).

22. Discussion and possible action on future park development of Rueben Welch Park.

EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

23. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – Boards and Commissions appointments, pursuant to Section 551.074 of the Texas Government Code.

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Frances Aguilar, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, October 8, 2021 by 6:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Frances Aguilar
Frances Aguilar, TRMC, MMC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email citysecretary@angleton.tx.us.

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Colleen Martin

AGENDA CONTENT: Presentation of employee service awards for September 2021 and October 2021, and Certificates of Appreciation.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Presentation of Service Awards and Certificates of Appreciation.

RECOMMENDATION:

Presentation of Service Awards and Certificates of Appreciation.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Glenn LaMont

AGENDA CONTENT: Discussion and possible action on Resolution No. 20211012-000 extending the disaster declaration signed by the Mayor on March 17, 2020, through November 14, 2021; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date. (LaMont)

AGENDA ITEM SECTION: Consent Agenda

BUDGETTED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Extending the Mayor's COVID-19 Disaster Declaration for another 30 days.

RECCOMENDATION:

Staff recommends council approving this Resolution.

RESOLUTION NO. 20211012-002

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, RATIFYING THE DISASTER DECLARATION SIGNED BY THE MAYOR ON MARCH 17, 2020 AND CONSENTING TO ITS CONTINUATION THROUGH NOVEMBER 14, 2021; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on March 17, 2020, Mayor Jason Perez, acting in accordance with authority granted to him under Section 418.108(a) of the Texas Government Code and the City's Home Rule Charter, declared a local state of disaster for the City due to concerns related to the novel coronavirus (COVID-19); and

WHEREAS, Section 418.108(b) of the Texas Government Code the City of Angleton, consenting to the renewal and continuation of the declaration of disaster in each subsequent month; and

WHEREAS, the conditions necessitating the disaster declaration continue to exist; and

WHEREAS, the City Council supports the disaster declaration signed by Mayor Jason Perez on March 17, 2020 and consented to its continuation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. That a local state of disaster for public health is hereby declared for the City of Angleton, Texas pursuant to §418.108(a) of the Texas Government Code, and the City Council hereby consents to its continuation through November 14, 2021, or until such time as it is terminated by the Mayor, provided that the Mayor gives City Council seventy-two hours' notice of proposed termination.

SECTION 3. Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 4. Pursuant to §418.108(d) of the Government Code, this declaration of a local state of disaster activates the City emergency management plan.

SECTION 5. The Mayor is authorized to sign this Resolution and the City Secretary to attest.

SECTION 6. This Resolution shall become effective and be in full force and effect upon execution by the Mayor.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Glenn LaMont

AGENDA CONTENT: Discussion and possible action on Resolution No. 20211012-000 extending the disaster declaration signed by the Mayor on September 13, 2021, through November 19, 2021; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date. (LaMont)

AGENDA ITEM SECTION: Consent Agenda

BUDGETTED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Extending the Mayor's Hurricane Nicholas Disaster Declaration for 30 days.

RECCOMENDATION:

Staff recommends council approving this Resolution.

RESOLUTION NO. 20211012-000

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, EXTENDING THE HURRICANE NICHOLAS DISASTER DECLARATION, SIGNED BY THE MAYOR ON SEPTEMBER 13, 2021 AND CONSENTING TO ITS CONTINUATION THROUGH NOVEMBER 19, 2021; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on September 13, 2021, Mayor Jason Perez, acting in accordance with authority granted to him under Section 418.108(a) of the Texas Government Code and the City's Home Rule Charter, declared a local state of disaster for the City due to concerns related to Hurricane Nicholas; and

WHEREAS, Section 418.108(b) of the Texas Government Code the City of Angleton, consented to the ratification and continuation of the declaration of disaster; and

WHEREAS, the conditions necessitating the disaster declaration continue to responded to; and

WHEREAS, the City Council supports the disaster declaration signed by Mayor Jason Perez on September 13, 2021 and consented to its continuation on September 14, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. That a local state of disaster is hereby declared for the City of Angleton, Texas pursuant to §418.108(a) of the Texas Government Code, and the City Council hereby consents to its continuation through November 19, 2021, or until such time as it is terminated by the Mayor, provided that the Mayor gives City Council seventy-two hours' notice of proposed termination.

SECTION 3. Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 4. Pursuant to §418.108(d) of the Government Code, this declaration of a local state of disaster activates the City emergency management plan.

SECTION 5. The Mayor is authorized to sign this Resolution and the City Secretary to attest.

SECTION 6. This Resolution shall become effective and be in full force and effect upon execution by the Mayor.

SIGNATURE PAGE FOLLOWS

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discussion and possible action to approve a resolution electing to participate in tax abatement agreements and setting guidelines.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The prior tax abatement guidelines and criteria have expired.

The resolution will renew or setup new guidelines and approve participation in tax abatement agreements.

Recommend adding the Finance Director to Tax Abatement Review Committee (TARC) if Committee is required.

RECOMMENDATION:

Staff recommends council discuss and approve the Resolution electing to participate in tax abatement agreements, setting new guidelines and adding Finance Director to review committee.

RESOLUTION NO. 20211012-004

A RESOLUTION BF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS ELECTING TO PARTICIPATE IN TAX ABATEMENT AGREEMENTS, AND ESTABLISHING GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT FOR ECONOMIC DEVELOPMENT PROSPECTS IN THE CITY OF ANGLETON IN ACCORDANCE WITH CHAPTER 312 OF THE TEXAS TAX CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, §312.002,. Texas Tax Code, requires a taxing unit to adopt a resolution establishing guidelines and criteria governing tax abatement agreements and stating that the taxing unit elects to become eligible to participate in tax abatement; and

WHEREAS, the City Council of the City of Angleton has previously expressed its intent to consider tax abatements and adopted Tax Abatement Guidelines and Criteria; and

WHEREAS, PURSUANT TO §312.002, the Tax Abatement Guidelines and Criteria are effective for two years unless amended or repealed by a vote of three-fourths of the City Council; and

WHEREAS, the prior tax abatement guidelines and criteria established by the City of Angleton have expired; and

WHEREAS, the Angleton City Council desires to once again adopt Tax Abatement Guidelines and Criteria; and

WHEREAS, the Angleton City Council elects to continue to be eligible to participate in tax abatement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1: The City of Angleton elects to participate in tax abatement agreements pursuant to Chapter 312 of the Texas Tax Code, and the Guidelines and Criteria attached as Exhibit "A" to this resolution for granting tax abatements in designated Tax Abatement Reinvestment Zones are hereby adopted as of the date of this resolution.

SECTION 2: In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Resolution, which shall remain in full force and effect.

SECTION 3: That this resolution shall be effective immediately from and after its passage.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

Exhibit A
CITY OF ANGLETON, TEXAS
TAX ABATEMENT GUIDELINES AND CRITERIA

DEFINITIONS Section 1

(a) "Abatement" means the full or partial exemption from ad valorem taxes on certain real property in a reinvestment zone designated by the City of Angleton for economic development purposes.

(b) "Eligible Jurisdiction" means the City of Angleton, Brazoria County and any school district or other local taxing jurisdictions eligible to abate taxes according to Texas law, the majority of which is located in the City of Angleton that levies ad valorem taxes upon and provides services to a reinvestment zone designated by the City of Angleton.

(c) "Agreement" means a contractual agreement between a property owner and/or lessee and the City of Angleton for the purpose of tax abatement.

(d) "Base Year Value," means the assessed value of eligible property January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the agreement.

(e) "Deferred Maintenance" means the improvements necessary for continued operations, which do not improve productivity or alter the process technology.

(f) "Distribution Center Facility" means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service, or distribute goods or materials owned by the facility operator where a majority of the goods or services are distributed to points at least fifty (50) miles from its location in the City of Angleton.

(g) "Expansion" means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.

(h) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

(i) "Manufacturing Facility" means buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

(j) "Modernization" means the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, or repairing.

(k) "New Facility" means a property previously undeveloped, which is placed into service, by

means other than or in conjunction with expansion or modernization.

(l) "Other Basic Industry" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside the City of Angleton.

(m) "Productive Life" means the number of years a property improvement is expected to be in service.

(n) "Regional Entertainment Facility" means buildings and structures, including machinery and equipment, used or to be used to provide entertainment through the admission of the general public where the majority of users reside at least fifty (50) miles from its location in the City of Angleton.

(o) "Research Facility" means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

(p) "Regional Service Facility" means buildings and structures, including machinery and equipment, used or to be used to service goods where a majority of the goods being serviced originate at least fifty (50) miles from the facility's location in the City of Angleton.

(q) "Commercial Facility" means buildings and structures for service related industries and certain retail establishments as deemed appropriate by the City Council where a minimum of five (5) new jobs and/or pay role exceeding one hundred thousand dollars ($100,000) and investment of seven hundred and fifty thousand dollars ($750,000) or more in new buildings will be made.

(r) "Economic Development" means participation in or support of an organized program or entity which for the purpose of its mission, engages in activities designed to encourage employment opportunities development/commercial and manufacturing business/industry to locate and/or expand in the City of Angleton, thus expanding and diversifying the tax base as well as increasing the economic strength and stability of the City of Angleton.

(s) "Qualified Vendors and Services" means those vendors and services that meet the company's individual stated requirements, which can include but are not limited to safety, financial condition, environmental record, quality or ability to perform.

(t) "The City of Angleton Vendor and Services" means a company that employs the City of Angleton residents and pays the City of Angleton taxes.

ABATEMENT AUTHORIZED Section 2

(a) Authorized Facility. A facility may be eligible for abatement if it is a Manufacturing Facility, Research Facility, Distribution Center or Regional Service Facility, Regional Entertainment Facility, Approved "Commercial Facility" or Other Basic Industry.

(b) Creation of New Value. Abatement may only be granted for the additional value of eligible

property improvements made subsequent to and specified in an abatement agreement between the City of Angleton and the property owner or lessee, subject to such limitations as the City of Angleton may require.

(c) New and Existing Facilities. Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

(d) Eligible Property. Abatement may be extended to the value of buildings, structures; fixed machinery and equipment, site improvements plus that office space and related fixed improvements necessary to the operation and administration of the facility.

(e) Ineligible Property. The following type of property shall be fully taxable and ineligible for abatement: land, inventories, supplies, tools, furnishings, and other forms of movable personal property; vehicles, vessels, aircraft, housing, hotel accommodations, retail facilities (except as approved under Section 1 [q]) deferred maintenance investments, property to be rented or leased (except as provided in Section 2 [f]), property owned or used by the State of Texas or its political subdivisions or by any organizations owned, operated or directed by a political subdivision of the State of Texas.

(f) Owned/Leased Facilities. If a leased facility is granted abatement, the agreement shall be executed with the lessor and the lessee. Publicly owned land leased to private entities shall be eligible if otherwise qualified.

(g) Value and Term of Abatement. Abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the agreement. On a Scale as follows:

Investment	Year	Maximum Abatement
$750,000 - $2,000,000	1	80%
	2	50%
	3	25%
	4	0%
$2,000,001 - $4,000,000	1-2	90%
	3	60%
	4	50%
	5	25%
	6-7	0%
$4,000,001 -$10,000,000	1-2	100%
	3-4	75%
	5-6	50%
	7	25% or as negotiated.
$10,000,001 and up	negotiable up to 7	negotiable

Notwithstanding any other provision of the guidelines and criteria the City Council has the authority to negotiate with applicant the term of years and percentage of abatement.

Such percentage of value that shall be set by City Council order of new eligible properties shall be abated for up to seven years or one-half (1/2) the productive life of the improvement whichever is less. The abatement may be extended through an initial agreement and a subsequent agreement may be required to comply with state law regarding the term of the reinvestment zone. If a modernization project includes facility replacement, the abated value shall be the value of the new unit(s) less the value of the old unit(s).

(h) Economic Qualification. In order to be eligible for designation as a reinvestment zone and to qualify for tax abatement, the planned improvement:

(1) Must be reasonably expected to increase the value of the property in the amount of $750,000 or more;

(2) Must prevent the loss of employment and create employment for at least five additional (5) people (meaning a net gain of five [5] full time employees) on a full-time (forty [40] hours per week equivalent) basis in the City of Angleton for the duration of the abatement period; and

(3) Must be necessary because capacity cannot be provided efficiently utilizing existing improved property;
Additionally, the owner of the project:

(4) Must provide for and pay, at the time of filing an application for tax abatement, a non-refundable application fee of one thousand dollars ($1,000). A part of the application fee will be dedicated by the City of Angleton to economic development programs authorized by Local Government Code, Section 381.004.

(5) Must file a plan statement with application demonstrating willingness and planned efforts to use qualified City of Angleton vendors and services where applicable in the construction and operations of the facility. The City of Angleton vendors and services must be competitive with non-county vendors and services regarding price, quality, safety, availability and ability to perform.

(i) Taxability. From the execution of the abatement contract to the end of the agreement period, taxes shall be payable as follows:

(1) The value of ineligible property as provided in Section 2(e) shall be fully taxable;

(2) The base year value of existing eligible property as determined each year shall be fully taxable; and

(3) The additional value of new eligible property shall be taxable in the manner described in Section 2(g).

APPLICATION Section 3

(a) Any present or potential owner of taxable property in the City of Angleton may request

the creation of a reinvestment zone and tax abatement by filing a written request with the City of Angleton. The application shall be filed with the administrative head of the governing body and the applicant shall furnish a copy to each member of the governing body.

(b) The application shall consist of a completed application form accompanied by: a general description of the proposed use and the general nature and extent of the modernization, expansion or new improvements which will be a part of the facility; a map and property description; a time schedule for undertaking and completing the planned improvements. In the case of modernizing, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form shall require such financial and other information, as the City of Angleton deems appropriate for evaluating the financial capacity and other factors of the applicant.

(c) Prior to adopting an Ordinance designating a reinvestment zone, the City Council must conduct a public hearing. Not later than the seventh day before date of the public hearing, notice of the hearing must be published in the newspaper having general circulation in the municipality and delivered in writing by registered or certified mail, to the presiding officer of each other governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone. At the public hearing, any interested person is entitled to speak and present evidence for or against the designation of a reinvestment zone. At the public hearing on the reinvestment zone, City Council must find that the improvements sought are feasible and practical and would be a benefit to the zone after the expiration of the tax abatement agreement. The City Council must also find that the zone meets one of the applicable criteria for reinvestment zones identified in Texas Tax Code Sec. 312.202, as amended, such as it is reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment to the zone. This City Council findings must be approved by the City Council at an open meeting and should be noted in the minutes for that meeting. If the zone designation is approved, the designation lasts for five (5) years and may be renewed for successive periods of up to five (5) years.

(d) Prior to adopting a Resolution granting a tax abatement and approving a tax abatement agreement, the City Council must conduct a public hearing. Not later than the seventh day before the date on which the City enters into a tax abatement agreement, the Mayor shall deliver to the presiding officer of the governing body of each other taxing unit in which the property to be subject to the agreement is located, a written notice by registered or certified mail, that the City intends to enter into the agreement. The notice must include a copy of the proposed agreement. All interested parties shall be entitled to speak and present written materials for or against the approval of the tax abatement. The public hearing shall also afford the applicant and the designated representative of any eligible jurisdiction opportunity to show cause why the abatement should or should not be granted. The tax abatement agreement may not exceed ten (10) years.

(e) The public hearing to designate an area as a reinvestment zone and the public hearing on the tax abatement may be conducted at the same regularly scheduled meeting of the City Council.

(f) After receipt of an application for creation of a reinvestment zone and application for abatement, the Tax Abatement Review Committee (TARC) shall prepare a feasibility study setting out the impact of the proposed reinvestment zone and tax abatement. The feasibility study shall

include, but not be limited to, an estimate of the economic effect of the creation of the zone and the abatement of taxes and the benefit to the eligible jurisdiction and the property to be included in the zone. The cost of said feasibility study shall be paid by the applicant.

(g) If upon written request for a legal opinion or interpretation from the City Council or its members, the legal counsel for the City of Angleton determines that the application does not appear to comply with the written language of the Guidelines and Criteria, a public hearing on said application, if already set, shall be postponed for a period of at least thirty days from the scheduled date of public hearing to allow time for further review by the City Council or any duly appointed review committee, or if an initial setting has not been made, the hearing on such application shall be set on the City Council agenda no sooner than sixty (60) days from the time the Court enters an order to set the public hearing date. The applicant shall file a supplement or addendum to its application to show cause why the application should be approved and shall present reasons at the public hearing on the same. Provided that any final decision or interpretation as to the intent and meaning or policy of any provision or its written language; any final decision as to whether or not an application complies or does not comply with the guidelines and criteria; and any final decision as to whether to grant or deny tax abatement shall be made by the City Council at its sole discretion.

(h) The City of Angleton shall not establish a reinvestment zone for the purpose of abatement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed modernization, expansion or new facility.

(i) Variance. Requests for variance from the provisions of Subsection (a) of Section 1 and/or (h)(2)of Section 2 may be made in written form to the Mayor with a copy forwarded to the TARC. Said variance will only be considered if it is requested for a project valued at less than seven hundred and fifty thousand dollars ($750,000). Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request requires a three-fourth (3/4) vote of the governing body.

(j) Special Variance: Air Carriers. A special variance from all applicable provisions of these guidelines and criteria, with the exception of Section 2 (h)(4) and (h)(5) may be granted allowing abatement or partial abatement of ad valorem taxes on the personal property of a certificated or non-certificated air carrier that owns or leases taxable real property in the City of Angleton provided that the personal property has a value of at least ten million dollars ($10,000,000). Approval of a request for this variance requires a three-fourth (3/4) vote of the City Council.

PUBLIC HEARING Section 4

(a) Neither a reinvestment zone nor abatement agreement shall be authorized if it is determined that:

(1) There would be a substantial adverse effect on the provision of government service or tax base;
(2) The applicant has insufficient financial capacity;
(3) Planned or potential use of the property would constitute hazard to public safety,

health or morals; or,

(4) Violation of other codes or laws.

AGREEMENT Section 5

(a) After approval, the City of Angleton City Council shall formally pass a resolution and negotiate and execute a mutually acceptable agreement with the owner of the facility and/or lessee as required, which shall include:

(1) Estimated value to be abated and the base year value;

(2) Percent of value to be abated each year as provided in Section 2(g);

(3) The commencement date and the termination date of abatement;

(4) The proposed use of the facility; nature of construction, time schedule, map, property description and improvement list as provided in Application, Section 3(b);

(5) Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment as provided in Sections 2(a), 2(f), 2(g), 2(h) 6, 7, and 8;

(6) Size of investment and average number of jobs involved for the period of abatement; and

(7) Provision that Owner shall annually furnish information necessary for the City of Angleton's evaluation of Owner's compliance with the terms and conditions of the tax abatement agreement and these guidelines and criteria (in the form of an annual report/statement of compliance), together with an additional provision that the City of Angleton may, at its election, request and obtain information from Owner as is necessary for the city's evaluation of Owner's compliance with the terms and conditions of the tax abatement agreement and these guidelines and criteria.

If the parties successfully negotiate an agreement, such agreement shall be executed within sixty (60) days after the applicant has forwarded all necessary information and documentation to the City of Angleton.

RECAPTURE Section 6

(a) In the event that the facility is completed and begins producing products or service but subsequently discontinues producing products or service for any reason except fire, explosion or other casualty or accident or natural disaster for a period of six months during the abatement period, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the facility no longer produces. The taxes otherwise abated for that calendar year and all taxes previously abated by virtue of this agreement will be reconstructed and shall be paid to the City of Angleton within sixty (60) days from the date of termination.

(b) Should the City of Angleton determine that the company or individual is in default

according to the terms and conditions of its agreement, the City of Angleton shall notify the company or individual in writing at the address stated in the agreement and if such is not cured within sixty (60) days from the date of such notice ("Cure Period"), then the agreement may be terminated.

(c) In the event that the company or individual (1) allows its ad valorem taxes owed the City to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or (2) violates any of the terms and conditions of the abatement agreement and fails to cure during the "Cure Period", the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.

(d) Any amount to be recaptured under this section shall be a lien on all real and personal property of the owner, the company and/or individual receiving the abatement.

ADMINISTRATION Section 7

(a) The Chief Appraiser of the Brazoria County Appraisal District shall annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the city with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser shall notify the eligible jurisdictions, which levies taxes on the amount of the assessment.

(b) The agreement shall stipulate that TARC of the City of Angleton will have access to the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with their safety standards.

(c) Tax Abatement Review Committee. The City Council shall appoint a standing Tax Abatement Review Committee (TARC) for purposes of (1) reviewing the tax abatement application and preparing or having prepared the feasibility study report required by Section 3(d) of these guidelines; (2) conducting annual inspections and/or evaluations of the abated facilities to insure compliance with the terms/conditions of the tax abatement agreement.

(d) The Tax Abatement Review Committee shall be comprised of the following persons:

(1) Mayor of the City of Angleton;

(2) City Manager of the City of Angleton;

(3) One council member of the City Council of the City of Angleton, to be approved by a majority vote of the City Council of the City of Angleton;

(4) Three persons who are residents of the City of Angleton or who engage in business in the City of Angleton. Said persons shall be appointed by a majority vote of the City Council.

(5) The City Attorney, who shall serve as an ex-officio member of the committee and render advice on abatement qualifications and procedures.

(6) The Economic Development Director or other person from said department will act as the administrator of the TARC and serve as an ex-officio member of the committee.

(7) Finance Director of the City of Angleton.

The appointed members shall serve for two-year terms and are eligible for reappointment by the City Council.

(e) Upon completion of construction, the owner of an abated facility must submit a written report/statement of compliance annually during the life of the abatement to the City of Angleton City Council and the Tax Abatement Review Committee clearly detailing the status of the facility and how it is complying with the abatement guidelines. The Committee shall annually evaluate each abated facility and report possible violations to the contract and agreement to the City of Angleton City Council.

(f) The City of Angleton shall timely file with the Texas Department of Commerce and the Property Tax Division of the State Comptroller's office all information required by the Tax Code.

ASSIGNMENT Section 8

Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of the City of Angleton subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with the City of Angleton. No assignment or transfer shall be approved if the new parties to the existing agreement, the new owner or new lessee are liable to the City of Angleton or any eligible jurisdiction for delinquent taxes or other obligations. Approval shall not be unreasonably withheld.

SUNSET PROVISION Section 9

(a) These Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two (2) years, at which time all reinvestment zones and tax abatement contracts created, pursuant to its provisions, will be reviewed by the City of Angleton to determine whether the goals have been achieved. Based on that review, the Guidelines and Criteria will be modified, renewed or eliminated providing that such actions shall not affect existing contracts or applications for tax abatement filed prior to the expiration of said
Guidelines and Criteria shall be governed by the provisions of these Guidelines and Criteria regardless of any subsequent modification or amendment.

(b) This policy is mutually exclusive of existing Industrial District Contracts and owners of real property in areas deserving of special attention as agreed by the eligible jurisdictions.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/26/21

PREPARED BY: Scott Myers on behalf of Lucille Maes

AGENDA CONTENT: Discussion and possible action to allow an increase in water bill donations for Angleton Area Emergency Medical Corps.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $3.50 **FUNDS REQUESTED:** $4.50

FUND: Will be sent directly to the association's funds.

EXECUTIVE SUMMARY:

Angleton Area Emergency Medical Corps is proposing council approval for an increase in water bill donations for Angleton Area Emergency Medical Corps and to allow donation requests to be sent to businesses water bills as well as citizens.

Angleton Area Emergency Medical Corps would like to raise the donation amount from $3.50/mt to $4.50/mt. Currently donation opportunities are only on citizen water bills, not businesses. We are seeking approval to also allow Angleton businesses the opportunity to donate AAEMC via their monthly water bill.

RECOMMENDATION:

RESOLUTION NO. 20211012-005

A RESOLTUION BY THE CITY OF ANGLETON, TEXAS, INCREASING THE VOLUNTARY CONTRIBUTION AMOUNT ON UTILITY WATER BILLS TO THE ANGLETON AREA EMERGENCY MEDICAL CORPS; PROVIDING FOR OTHER MATTERS RELATING TO THE VOLUNTARY CONTRIBUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Angleton, Texas, under Texas Local Government Code §552.001(b) has the inherent authority to regulate a utility in a manner that protects the interests of the municipality;

WHEREAS, the City Council may implement as part of its utility billing process a program under which the utility collects from its customers a voluntary contribution;

WHEREAS, the collection of a voluntary contribution serves a public purpose in supporting services deemed vital to the general health, safety and welfare of the citizens of Angleton, Texas;

WHEREAS, the City Council wishes to offer its customers, including both private citizens and businesses located within the municipal boundaries of Angleton, the opportunity to provide a voluntary contribution to the Angleton Area Emergency Medical Corps through their water bill;

WHEREAS, the City Council wishes to allocate those voluntary contributions to the Angleton Area Emergency Medical Corps;

WHEREAS, the City Council wishes to increase the current voluntary contribution amount to Angleton Area Emergency Medical Corps from $3.50 per month to $4.50 per month;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts recited in the preamble hereto are hereby found to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City of Angleton is hereby authorized to implement as part of its utility billing process a program under which the utility collects from its customers a voluntary contribution.

SECTION 3. The voluntary contribution amount to Angleton Area Emergency Medical Corps is hereby offered to the utility's customers located within the municipal boundaries of Angleton.

SECTION 4. The voluntary contribution amount to Angleton Area Emergency Medical Corps is hereby increased from $3.50 per month to $4.50 per month.

SECTION 5. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/26/21

PREPARED BY: Scott Myers

AGENDA CONTENT: Discussion and possible action to allow an increase in water bill donations for Angleton Volunteer Firefighter's Association

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $1.25 **FUNDS REQUESTED:** $2.00

FUND: Will be sent directly to the association's funds.

EXECUTIVE SUMMARY:

Angleton Fire Department is proposing council approval for an increase in water bill donations for Angleton Volunteer Firefighters Association and to allow donation requests to be sent to businesses water bills as well as citizens.

Angleton Firefighter's Association would like to raise the donation amount from $1.25/mt to $2.00/mt. Currently donation opportunities are only on citizen water bills, not businesses. We are seeking approval to also allow Angleton businesses the opportunity to donate to AFFA as well.

RECOMMENDATION:

RESOLUTION NO. 20211012-006

A RESOLTUION BY THE CITY OF ANGLETON, TEXAS, INCREASING THE VOLUNTARY CONTRIBUTION AMOUNT ON UTILITY WATER BILLS TO THE ANGLETON VOLUNTEER FIRE DEPARTMENT; PROVIDING FOR OTHER MATTERS RELATING TO THE VOLUNTARY CONTRIBUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Angleton, Texas, under Texas Local Government Code §552.001(b) has the inherent authority to regulate a utility in a manner that protects the interests of the municipality;

WHEREAS, the City Council may implement as part of its utility billing process a program under which the utility collects from its customers a voluntary contribution;

WHEREAS, the collection of a voluntary contribution serves a public purpose in supporting services deemed vital to the general health, safety and welfare of the citizens of Angleton, Texas;

WHEREAS, the City Council wishes to offer its customers, including both private citizens and businesses located within the municipal boundaries of Angleton, the opportunity to provide a voluntary contribution to the Angleton Volunteer Fire Department through their water bill;

WHEREAS, the City Council wishes to allocate those voluntary contributions to the Angleton Volunteer Fire Department;

WHEREAS, the City Council wishes to increase the current voluntary contribution amount to Angleton Volunteer Fire Department from $1.25 per month to $2.00 per month;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts recited in the preamble hereto are hereby found to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City of Angleton is hereby authorized to implement as part of its utility billing process a program under which the utility collects from its customers a voluntary contribution.

SECTION 3. The voluntary contribution amount to Angleton Volunteer Fire Department is hereby offered to the utility's customers located within the municipal boundaries of Angleton.

SECTION 4. The voluntary contribution amount to Angleton Volunteer Fire Department is hereby increased from $1.25 per month to $2.00 per month.

SECTION 5. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: CHRIS HILL

AGENDA CONTENT: Discussion and possible action to approve Financial Statements for YTD August 2021.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is the 11th month of the 2020-2021 Budget Year. Approximately 99% of the Property Tax Revenue was received by the end of August. Sales tax is 2 months behind but YTD up 4.79% over last year adjusted for one-time audit revenue. Franchise Taxes are 3 months behind since paid quarterly but receivable will be booked at year end in September. Fines and Penalties are lower than budget due to the Court being down during COVID but expect to improve going forward. Licenses and Permits are significantly up over last year due to Building Permits and Consulting Revenue. Overall, the Revenue and Expenses are in line with budget.

The Street Fund transfer covers expenditures quarterly as necessary.

The Utility Water Fund Revenue is slightly down due to less water sales than expected. Utility operations are on track with budget.

Hotel/Motel Revenue is expected to improve significantly in the current quarter July-September and is paid quarterly after the end of quarter.

Debt Service Fund transfers are monthly but debt service payments are made in February and August. Fund will be in line with budget at year end.

RECOMMENDATION:

Staff recommends council approve the Financial Statements for YTD August 2021.

ANGLETON SALES TAX HISTORY UNADJUSTED PROJECTION

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Pct. Inc.
DECEMBER	$314,817.06	$304,908.30	$347,354.43	$434,749.51	$385,792.83	$395,348.74	
		-3.15%	*13.92%*	*25.16%*	*-11.26%*	*2.48%*	2.48%
JANUARY	$273,656.20	$296,996.27	$329,777.44	$403,846.68	$338,172.05	$354,845.49	
		8.53%	*11.04%*	*22.46%*	*-16.26%*	*4.93%*	3.62%
FEBRUARY	**$356,075.87**	**$415,244.01**	**$492,147.05**	**$453,394.60**	**$502,313.60**	**$548,392.34**	
		16.62%	*18.52%*	*-7.87%*	*10.79%*	*9.17%*	5.90%
MARCH	$309,730.23	$312,233.83	$317,117.11	$342,054.74	$313,328.18	$340,598.43	
		0.81%	*1.56%*	*7.86%*	*-8.40%*	*8.70%*	6.47%
APRIL	$297,144.05	$303,767.07	$310,708.52	$282,052.01	$406,685.75	$342,899.91	
		2.23%	*2.29%*	*-9.22%*	*44.19%*	*-15.68%*	1.84%
MAY	**$400,719.77**	**$373,951.85**	**$435,287.54**	***$368,579.42***	**$419,504.03**	**$514,532.66**	
		-6.68%	*16.40%*	*-15.33%*	*13.82%*	*22.65%*	**5.53%**
JUNE	$425,295.40	$333,984.63	$345,348.15	*$317,905.52*	$404,805.22	$430,962.90	
		-21.47%	*3.40%*	*-7.95%*	*27.34%*	*6.46%*	**5.67%**
JULY	$309,325.50	$330,412.36	$378,810.31	*$307,993.53*	$402,028.15	$389,114.38	
		6.82%	*14.65%*	*-18.69%*	*30.53%*	*-3.21%*	**4.54%**
AUGUST	**$401,219.73**	**$369,257.32**	**$432,811.12**	***$460,450.05***	**$695,431.21**	**$480,908.02**	
		-7.97%	*17.21%*	*6.39%*	*51.03%*	*-30.85%*	**-1.82%**
SEPTEMBER	$310,412.80	$339,260.34	$388,718.53	*$377,286.02*	$363,041.73	$398,830.06	
		9.29%	*14.58%*	*-2.94%*	*-3.78%*	*9.86%*	**-0.82%**
OCTOBER	$353,383.54	$289,957.54	$386,110.84	*$359,596.83*	*$366,433.12*	$393,549.17	***estimate***
		-17.95%	*33.16%*	*-6.87%*	*1.90%*	*7.40%*	
NOVEMBER	**$ 390,214.75**	**$ 410,226.68**	**$400,639.93**	***$428,916.34***	***$443,840.94***	$476,685.17	***estimate***
		5.13%	*-2.34%*	*7.06%*	*3.48%*	*7.40%*	
Total	$4,141,994.90	$4,080,200.20	$4,564,830.97	$4,536,825.25	$5,041,376.81	$5,066,667.27	
Pct. Increase		-1.49%	11.88%	-0.61%	11.12%	0.50%	
Dollar Increase		-$61,794.70	$484,630.77	-$28,005.72	$504,551.56	$25,290.46	
General Fund	$2,761,329.94	$2,720,133.47	$3,043,220.65	$3,024,550.17	$3,360,917.87	$3,377,778.18	
Increase		($41,196.47)	$323,087.18	($18,670.48)	$336,367.71	$16,860.31	
ABLC Fund	$1,380,664.97	$1,360,066.73	$1,521,610.32	$1,512,275.08	$1,680,458.94	$1,688,889.09	
Increase		($20,598.23)	$161,543.59	($9,335.24)	$168,183.85	$8,430.15	

ANGLETON SALES TAX HISTORY ADJUSTED FOR AUDIT AUGUST, 2021

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Pct. Inc.	5YR AVG
DECEMBER	$314,817.06	$304,908.30	$347,354.43	$434,749.51	$385,792.83	$395,348.74		$357,524.43
		-3.15%	*13.92%*	*25.16%*	*-11.26%*	*2.48%*	2.48%	
JANUARY	$273,656.20	$296,996.27	$329,777.44	$403,846.68	$338,172.05	$354,845.49		$328,489.73
		8.53%	*11.04%*	*22.46%*	*-16.26%*	*4.93%*	3.62%	
FEBRUARY	**$356,075.87**	**$415,244.01**	**$492,147.05**	**$453,394.60**	**$502,313.60**	**$548,392.34**		$443,835.03
		16.62%	*18.52%*	*-7.87%*	*10.79%*	*9.17%*	5.90%	
MARCH	$309,730.23	$312,233.83	$317,117.11	$342,054.74	$313,328.18	$340,598.43		$318,892.82
		0.81%	*1.56%*	*7.86%*	*-8.40%*	*8.70%*	6.47%	
APRIL	$297,144.05	$303,767.07	$310,708.52	$282,052.01	$406,685.75	$342,899.91		$320,071.48
		2.23%	*2.29%*	*-9.22%*	*44.19%*	*-15.68%*	1.84%	
MAY	**$400,719.77**	**$373,951.85**	**$435,287.54**	***$368,579.42***	**$419,504.03**	**$514,532.66**		$399,608.52
		-6.68%	*16.40%*	*-15.33%*	*13.82%*	*22.65%*	5.53%	
JUNE	$425,295.40	$333,984.63	$345,348.15	*$317,905.52*	$404,805.22	$430,962.90		$365,467.78
		-21.47%	*3.40%*	*-7.95%*	*27.34%*	*6.46%*	5.67%	
JULY	$309,325.50	$330,412.36	$378,810.31	*$307,993.53*	$402,028.15	$389,114.38		$345,713.97
		6.82%	*14.65%*	*-18.69%*	*30.53%*	*-3.21%*	4.54%	
AUGUST	**$401,219.73**	**$369,257.32**	**$432,811.12**	***$460,450.05***	**$468,858.23** *	**$480,908.02**		$426,519.29
		-7.97%	*17.21%*	*6.39%*	*1.83%*	*2.57%*	4.29%	
SEPTEMBER	$310,412.80	$339,260.34	$388,718.53	*$377,286.02*	$363,041.73	$398,830.06		$355,743.88
		9.29%	*14.58%*	*-2.94%*	*-3.78%*	*9.86%*	4.79%	
OCTOBER	$353,383.54	$289,957.54	$386,110.84	*$359,596.83*	*$366,433.12*	$393,549.17	***estimate***	$351,096.37
		-17.95%	*33.16%*	*-6.87%*	*1.90%*	*7.40%*		
NOVEMBER	**$ 390,214.75**	**$ 410,226.68**	**$400,639.93**	***$428,916.34***	***$443,840.94***	$476,685.17	***estimate***	$414,767.73
		5.13%	*-2.34%*	*7.06%*	*3.48%*	*7.40%*		
Total	$4,141,994.90	$4,080,200.20	$4,564,830.97	$4,536,825.25	$4,814,803.83	$5,066,667.27		$4,427,731.03
Pct. Increase		-1.49%	11.88%	-0.61%	6.13%	5.23%		
Dollar Increase		-$61,794.70	$484,630.77	-$28,005.72	$277,978.58	$251,863.44		
General Fund	$2,761,329.94	$2,720,133.47	$3,043,220.65	$3,024,550.17	$3,209,869.22	$3,377,778.18		
Increase		($41,196.47)	$323,087.18	($18,670.48)	$185,319.05	$167,908.96		
ABLC Fund	$1,380,664.97	$1,360,066.73	$1,521,610.32	$1,512,275.08	$1,604,934.61	$1,688,889.09		
Increase		($20,598.23)	$161,543.59	($9,335.24)	$92,659.53	$83,954.48		

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
GENERAL FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
SALES TAX	3,484,843.00	2,211,129.90	63.45
AD VALOREM TAXES	6,580,255.00	6,519,107.06	99.07
OTHER TAXES	777,063.00	482,979.45	62.15
FINES & PENALTIES	715,261.00	509,478.12	71.23
LICENSES & PERMITS	753,810.00	915,436.58	121.44
GARBAGE	2,196,796.00	1,874,503.70	85.33
PARKS & RECREATION	302,834.00	4,555.00	1.50
MISCELLANEOUS	264,950.00	88,731.42	33.49
FUND TOTAL REVENUES	15,075,812.00	12,605,921.23	83.62
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	178,683.00	0.00	0.00
TRANSFER FROM STREET FUND	0.00	0.00	0.00
TRANSFER FROM WATER FUND	0.00	0.00	0.00
TRANSFER FROM FUND 08	5,000.00	3,750.00	75.00
TRANSF FROM DRUG CONFISCA	0.00	0.00	0.00
TRANSFER FROM COMMUNITY EVENTS	0.00	0.00	0.00
TRANSFER FROM FUND 12	2,000.00	1,500.00	75.00
TRANSF-FROM CAP LEASE PURCHASE	0.00	0.00	0.00
TRANSFER TFROM ST FOR ADMIN	0.00	0.00	0.00
TRANS FROM WATER FOR ADMIN EX	0.00	0.00	0.00
TRANS FROM HOTEL FOR ADMIN	30,662.00	20,673.51	67.42
TRANSFER FROM ABLC	378,000.00	283,500.00	75.00
TRANSFER FROM RECY CENTER	0.00	0.00	0.00
TOTAL OTHER SOURCES	594,345.00	309,423.51	52.06
TOTAL RESOURCES	15,670,157.00	12,915,344.74	82.42
EXPENDITURES			
00-ADMINISTRATION	998,967.00	1,032,786.52	103.39
01-COUNCIL	33,400.00	17,054.45	51.06
02-HR DEPARTMENT	294,831.00	243,252.76	82.51
05-ATTORNEY	0.00	0.00	0.00
06-MAINTENANCE DEPT.	98,817.00	92,854.73	93.97
10-CITY SECRETARY	182,409.00	161,928.77	88.77
12-TAX	48,000.00	47,989.63	99.98
13-EMC	98,765.00	84,779.56	85.84
15-FINANCE	555,371.00	428,660.56	77.18
20-COURTS	556,285.00	473,456.83	85.11
25-POLICE DEPARTMENT	5,132,025.00	4,587,637.11	89.39
26-ANIMAL CONTROL	305,587.00	244,788.92	80.10
30-FIRE DEPARTMENT	738,103.00	649,213.18	87.96
35-DEVELOPMENT SERV DEPT.	785,609.00	609,562.89	77.59
50-PARKS	1,323,807.00	831,538.85	62.81
55-IT DEPARTMENT	501,322.00	391,514.05	78.10
56-DEBT SERVICE	245,282.00	134,971.79	55.03

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
GENERAL FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
57-ECONOMIC DEVELOPMENT	101,318.00	78,514.92	77.49
58-PUBLIC WORKS	1,251,511.00	1,062,332.17	84.88
59-NON-DEPARTMENTAL	2,101,019.00	1,808,192.80	86.06
63-ST-RT OF WAY MAINT	317,729.00	322,734.99	101.58
TOTAL EXPENDITURES	15,670,157.00	13,303,765.48	84.90
TOTAL SURPLUS OR (DEFICIT)	0.00	(388,420.74)	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
STREET FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
OTHER TAXES	0.00	0.00	0.00
PARKS & RECREATION	0.00	0.00	0.00
MISCELLANEOUS	25,000.00	5,562.23	22.25
FUND TOTAL REVENUES	25,000.00	5,562.23	22.25
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	2,795,000.00	125,000.00	4.47
TOTAL OTHER SOURCES	2,795,000.00	125,000.00	4.47
TOTAL RESOURCES	2,820,000.00	130,562.23	4.63
EXPENDITURES			
58-PUBLIC WORKS	2,820,000.00	128,468.93	4.56
63-ST-RT OF WAY MAINT	0.00	0.00	0.00
TOTAL EXPENDITURES	2,820,000.00	128,468.93	4.56
TOTAL SURPLUS OR (DEFICIT)	0.00	2,093.30	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
WATER FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
WATER INCOME	4,178,951.00	3,409,176.93	81.58
WATER REVENUE	25,000.00	1,238.61	4.95
CAF-WATER	70,406.00	6,977.10	9.91
SEWER INCOME	2,257,289.00	1,776,212.84	78.69
DOMESTIC SEWER	190,000.00	188,826.56	99.38
CAF-SEWER	43,203.00	27,665.43	64.04
GARBAGE INCOME	0.00	0.00	0.00
RECYCLING INCOME	3,200.00	2,714.95	84.84
CONNECTION INCOME	20,000.00	17,125.00	85.63
PENALTY INCOME	222,000.00	132,183.43	59.54
WATER TAPS	32,175.00	26,225.00	81.51
SEWER TAPS	28,600.00	21,850.00	76.40
2-WEEK CLEAN UP FEE	250.00	230.00	92.00
TRANSFER FEES	1,500.00	1,675.00	111.67
RECONNECT FEE	210,000.00	75,200.00	35.81
LOCK REFUND	0.00	925.00	0.00
FINES & PENALTIES	38,000.00	32,478.00	85.47
PARKS & RECREATION	0.00	0.00	0.00
MISCELLANEOUS	74,600.00	77,107.26	103.36
FUND TOTAL REVENUES	7,395,174.00	5,797,811.11	78.40
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	457,000.00	457,000.00	100.00
TRANSFER FROM FUND 111	0.00	0.00	0.00
TRANSFER FROM FUND 120	0.00	0.00	0.00
TRANSF FROM FUND 123	0.00	0.00	0.00
TRANSFER FROM FUND 72	0.00	0.00	0.00
TRANSFER FROM FUND 73	0.00	0.00	0.00
TRANSFER FROM FUND 76	0.00	0.00	0.00
TRANSFER FROM FUND 77	0.00	0.00	0.00
TRANSFER FROM FUND 78	0.00	0.00	0.00
TOTAL OTHER SOURCES	457,000.00	457,000.00	100.00
TOTAL RESOURCES	7,852,174.00	6,254,811.11	79.66
EXPENDITURES			
60-COLLECTIONS	526,993.00	378,140.16	71.75
65-WATER DEPARTMENT	3,882,676.00	3,302,016.50	85.04
70-SEWER DEPARTMENT	1,835,938.00	1,568,763.19	85.45
71-PLANT OPERATIONS	1,606,567.00	1,111,721.85	69.20
TOTAL EXPENDITURES	7,852,174.00	6,360,641.70	81.00
TOTAL SURPLUS OR (DEFICIT)	0.00	(105,830.59)	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
HOTEL/MOTEL TAX FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
OTHER TAXES	250,000.00	121,301.78	48.52
MISCELLANEOUS	1,545.00	704.02	45.57
FUND TOTAL REVENUES	251,545.00	122,005.80	48.50
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	0.00	0.00	0.00
TRANSFER FROM GEN FUND	0.00	0.00	0.00
TRANSFER FROM WATER	0.00	0.00	0.00
TOTAL OTHER SOURCES	0.00	0.00	0.00
TOTAL RESOURCES	251,545.00	122,005.80	48.50
EXPENDITURES			
75-HOTEL/MOTEL	251,545.00	184,410.71	73.31
TOTAL EXPENDITURES	251,545.00	184,410.71	73.31
TOTAL SURPLUS OR (DEFICIT)	0.00	(62,404.91)	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
DEBT SERVICE FUND
AS OF:AUGUST 31ST, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
AD VALOREM TAXES	959,706.00	938,280.52	97.77
MISCELLANEOUS	1,000.00	739.73	73.97
FUND TOTAL REVENUES	960,706.00	939,020.25	97.74
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	13,830.00	0.00	0.00
TRANSFER FROM WATER FUND	1,298,774.00	1,190,542.76	91.67
TRANSFER FROM STREET FUND	0.00	0.00	0.00
PROCEEDS FROM FUND REFUNDING	0.00	0.00	0.00
TRANSFER FROM 288 IMPACT FUND	0.00	0.00	0.00
TRANSFER FROM 220 IMPACT FUND	0.00	0.00	0.00
TRANSFER FROM ABL	441,473.00	681,336.00	154.33
TRANSFER FROM OTHER SOURCE	305,063.00	247,956.25	81.28
TOTAL OTHER SOURCES	2,059,140.00	2,119,835.01	102.95
TOTAL RESOURCES	3,019,846.00	3,058,855.26	101.29
EXPENDITURES			
80-DEBT SERVICE	3,019,846.00	3,173,052.23	105.07
TOTAL EXPENDITURES	3,019,846.00	3,173,052.23	105.07
TOTAL SURPLUS OR (DEFICIT)	0.00	(114,196.97)	0.00

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	3,747,021.42		
	INVESTMENTS	0.00		
	RESTRICTED CASH	349,742.25		
	RECEIVABLES	1,238,119.01		
	MISCELLANEOUS	34,827.15		
	FIXED ASSETS	0.00		
	TOTAL ASSETS			5,369,709.83
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	401,764.86		
	COMPENSATION PAYABLE	171,600.49		
	DEFERRED REVENUE	85,762.52		
	MISCELLANEOUS PAYABLES	34,692.61		
	TOTAL LIABILITIES			693,820.48
EQUITY				
400-998	FUND BALANCE--RESERVED	0.00		
400-999	FUND BALANCE--UNRESERVED	5,064,310.09		
	SURPLUS (DEFECIT)	(388,420.74)		
	TOTAL EQUITY		4,675,889.35	
	TOTAL LIABILITIES & FUND EQUITY			5,369,709.83

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

02 -STREET FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	2,191,402.97		
	INVESTMENTS	0.00		
	RESTRICTED CASH	349,742.25		
	RECEIVABLES	0.00		
	MISCELLANEOUS	19,120.73		
	FIXED ASSETS	0.00		
	TOTAL ASSETS			2,560,265.95
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	0.00		
	COMPENSATION PAYABLE	(52.00)		
	MISCELLANEOUS PAYABLES	0.00		
	TOTAL LIABILITIES			(52.00)
EQUITY				
400-999	FUND BALANCE	2,558,224.65		
	SURPLUS (DEFECIT)	2,093.30		
	TOTAL EQUITY		2,560,317.95	
	TOTAL LIABILITIES & FUND EQUITY			2,560,265.95

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

03 -WATER FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	1,598,657.47		
	INVESTMENTS	(48,935.77)		
	RESTRICTED CASH	349,742.25		
	RECEIVABLES	798,518.93		
	MISCELLANEOUS	63,830.43		
	FIXED ASSETS	18,685,157.32		
	TOTAL ASSETS			21,446,970.63
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	64,012.48		
	COMPENSATION PAYABLE	1,147,475.46		
	MISCELLANEOUS PAYABLES	390,040.66		
	LONG-TERM LIABILITIES	8,426,247.78		
	TOTAL LIABILITIES			10,027,776.38
EQUITY				
400-900	CAPITAL-CONTRIBUTED	895,145.51		
400-901	CONTRIB CAP-CURRENT YEAR	1,379,326.95		
400-902	RETAINED EARNING-RESTRICTE	0.00		
400-995	CONTRIB CAP (RE) PR YR	4,678,295.37		
400-999	RETAINED EARNINGS	4,572,257.01		
	SURPLUS (DEFECIT)	(105,830.59)		
	TOTAL EQUITY		11,419,194.25	
	TOTAL LIABILITIES & FUND EQUITY			21,446,970.63

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

04 -HOTEL/MOTEL TAX FUND

ACCOUNT#	TITLE			
ASSETS				
CASH		496,179.14		
RECEIVABLES		53.43		
TOTAL ASSETS				496,232.57
LIABILITIES & FUND BALANCE				
VENDORS PAYABLE		4,890.91		
COMPENSATION PAYABLE		1,116.70		
TOTAL LIABILITIES				6,007.61
EQUITY				
400-498	HOLIDAY LITES-RESERVE	0.00		
400-999	FUND BALANCE	552,629.87		
	SURPLUS (DEFECIT)	(62,404.91)		
	TOTAL EQUITY		490,224.96	
	TOTAL LIABILITIES & FUND EQUITY			496,232.57

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

05 -DEBT SERVICE FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	309,758.29		
	INVESTMENTS	0.00		
	RECEIVABLES	14,393.49		
	TOTAL ASSETS			324,151.78
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	0.00		
	DEFERRED REVENUE	14,393.49		
	TOTAL LIABILITIES			14,393.49
EQUITY				
400-998	FUND BALANCE-RESERVE	0.00		
400-999	FUND BALANCE	423,955.26		
	SURPLUS (DEFECIT)	(114,196.97)		
	TOTAL EQUITY		309,758.29	
	TOTAL LIABILITIES & FUND EQUITY			324,151.78

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
AD VALOREM TAXES						
01-300-100 PROPERTY TAX - CURRENT	6,457,255	0.00	6,379,955.67	0.00	77,299.33	98.80
01-300-110 PROPERTY TAX - DELINQUENT	120,000	12,662.17	133,716.91	0.00	(13,716.91)	111.43
01-300-120 PROPERTY TAX - RENDITION	3,000	39.21	5,434.48	0.00	(2,434.48)	181.15
TOTAL AD VALOREM TAXES	6,580,255	12,701.38	6,519,107.06	0.00	61,147.94	99.07
OTHER TAXES						
01-300-200 FRANCHISE FEES	654,000	128,338.16	378,809.69	0.00	275,190.31	57.92
01-300-205 INDUSTRIAL AGREEMENT	123,063	1,047.47	104,169.76	0.00	18,893.24	84.65
TOTAL OTHER TAXES	777,063	129,385.63	482,979.45	0.00	294,083.55	62.15
UTILITIES INCOME						
01-300-306 SALES TAX	3,484,843	0.00	2,211,129.90	0.00	1,273,713.10	63.45
TOTAL UTILITIES INCOME	3,484,843	0.00	2,211,129.90	0.00	1,273,713.10	63.45
FINES & PENALTIES						
01-300-400 PROPERTY TAX - PENALTIES	70,000	2,921.60	64,586.36	0.00	5,413.64	92.27
01-300-405 COURT FINES	577,961	29,267.73	376,149.20	0.00	201,811.80	65.08
01-300-406 COURT COLLECTION AGENCY FEES	62,500	2,519.13	52,703.73	0.00	9,796.27	84.33
01-300-407 COURT WEB PAY USER FEE	2,000	132.00	7,519.91	0.00	(5,519.91)	376.00
01-300-408 LOCAL TRUANCY PREVENTION FUN	800	662.29	7,303.95	0.00	(6,503.95)	912.99
01-300-409 COURT JUDICIAL EFFICIENCY	2,000	41.56	1,068.94	0.00	931.06	53.45
01-300-410 LOCAL MUNI JURY FUND	0	13.24	146.03	0.00	(146.03)	0.00
TOTAL FINES & PENALTIES	715,261	35,557.55	509,478.12	0.00	205,782.88	71.23
LICENSES & PERMITS						
01-300-500 BUILDING PERMITS	452,250	14,894.60	420,881.07	0.00	31,368.93	93.06
01-300-500.COUNTY BUILDING PERMITS	0	200,000.00	200,000.00	0.00	(200,000.00)	0.00
01-300-501 FOOD INSPECTIONS PERMITS	36,000	3,915.00	30,757.50	0.00	5,242.50	85.44
01-300-502 HEALTH-FOOD RE-INSPECTIONS	0	0.00	0.00	0.00	0.00	0.00
01-300-503 KNOX BOX REVENUE	0	0.00	0.00	0.00	0.00	0.00
01-300-504 FOOD-SERVICE HANDLER TRAININ	0	2.00	494.00	0.00	(494.00)	0.00
01-300-505 CONSULTANT REVENUE	155,000	22,315.36	178,170.92	0.00	(23,170.92)	114.95
01-300-508 RESTITUTION	0	0.00	0.00	0.00	0.00	0.00
01-300-509 FALSE ALARMS COLLECTION FEE	0	0.00	50.00	0.00	(50.00)	0.00
01-300-510 TRAILER PARK PERMIT FEES	6,510	0.00	6,210.00	0.00	300.00	95.39
01-300-511 BURGLAR ALARM PERMITS	13,000	275.00	5,825.00	0.00	7,175.00	44.81
01-300-512 ZONING/VARIANCE/PLATING FEES	4,000	0.00	950.00	0.00	3,050.00	23.75
01-300-513 PEDDLER PERMITS	200	0.00	0.00	0.00	200.00	0.00
01-300-514 WRECKER FEES	1,350	0.00	0.00	0.00	1,350.00	0.00
01-300-515 ANIMAL CONTROL	17,000	575.00	12,429.00	0.00	4,571.00	73.11
01-300-516 RESEARCH DOCUMENT FEES	100	0.00	0.00	0.00	100.00	0.00
01-300-517 ANIMAL SERVICES	0	0.00	220.00	0.00	(220.00)	0.00
01-300-519 MIXED BEVERAGE TAX	50,000	4,903.62	47,544.09	0.00	2,455.91	95.09
01-300-520 ALCOHOL LICENSES	9,700	870.00	5,360.00	0.00	4,340.00	55.26
01-300-523 PEDDLER BADGES	100	0.00	270.00	0.00	(170.00)	270.00
01-300-526 BCCA	1,200	0.00	0.00	0.00	1,200.00	0.00
01-300-530 FM/PERMITS	500	50.00	275.00	0.00	225.00	55.00

Item 7.

01 -GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
01-300-535 8-LINER REVENUE	6,900	6,000.00	6,000.00	0.00	900.00	86.96
TOTAL LICENSES & PERMITS	753,810	253,800.58	915,436.58	0.00	(161,626.58)	121.44
GARBAGE						
01-300-600 SOLID WASTE INCOME	2,196,796	181,476.05	1,874,503.70	0.00	322,292.30	85.33
TOTAL GARBAGE	2,196,796	181,476.05	1,874,503.70	0.00	322,292.30	85.33
PARKS & RECREATION						
01-300-700 REGISTRATION FEES	500	0.00	0.00	0.00	500.00	0.00
01-300-710 RENTAL FEES	6,000	975.00	4,555.00	0.00	1,445.00	75.92
01-300-719 LEASE PURCHASE LOAN-REV CAP-	296,334	0.00	0.00	0.00	296,334.00	0.00
01-300-725 LEASE PURCHASE LOAN REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	302,834	975.00	4,555.00	0.00	298,279.00	1.50
MISCELLANEOUS						
01-300-800 INTEREST INCOME	48,000	746.16	9,061.59	0.00	38,938.41	18.88
01-300-802 FEMA REIMBURSEMENTS-HARVEY	0	0.00	0.00	0.00	0.00	0.00
01-300-815 SPECIAL ASSESSMENTS	3,000	1,251.54	10,559.53	0.00	(7,559.53)	351.98
01-300-816 SPECIAL ASSESSMENT-COLLECTIO	0	0.00	0.00	0.00	0.00	0.00
01-300-820 CASH OVER/SHORT	0	(48.32)	(94.37)	0.00	94.37	0.00
01-300-825 POLICE REIMB-BULLET PROOF VE	750	0.00	0.00	0.00	750.00	0.00
01-300-830 CIVIL DEFENSE	32,500	0.00	0.00	0.00	32,500.00	0.00
01-300-833 JAIL PHONES	0	0.00	0.00	0.00	0.00	0.00
01-300-845 SALE OF GARBAGE BAGS	0	0.00	0.00	0.00	0.00	0.00
01-300-850 STATE FUNDS FOR POL TRAINING	3,200	0.00	2,810.11	0.00	389.89	87.82
01-300-851 STATE FUND FOR FIRE MARSHALL	0	0.00	0.00	0.00	0.00	0.00
01-300-856 COVID-19 REVENUE	0	0.00	0.00	0.00	0.00	0.00
01-300-861 POLICE GUN DEDUCTION	45,000	892.22	9,222.46	0.00	35,777.54	20.49
01-300-863 PD Training Registration	0	0.00	1,350.00	0.00	(1,350.00)	0.00
01-300-883 TRANSFER FROM RECYCLING	0	0.00	0.00	0.00	0.00	0.00
01-300-890 SALE OF FIXED ASSETS	107,500	0.00	36,057.49	0.00	71,442.51	33.54
01-300-895 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
01-300-896 ANIMAL CENTRAL LOCAL AGREEEM	15,000	0.00	0.00	0.00	15,000.00	0.00
01-300-897 RANCHO ISABE/FREEDOM PK POND	0	0.00	0.00	0.00	0.00	0.00
01-300-898 MIS.DOC REQUEST	0	0.00	0.00	0.00	0.00	0.00
01-300-899 MISCELLANEOUS	10,000	156.87	19,764.61	0.00	(9,764.61)	197.65
TOTAL MISCELLANEOUS	264,950	2,998.47	88,731.42	0.00	176,218.58	33.49
TRANSFERS						
01-300-901 TRANSFER FROM FUND BALANCE	178,683	0.00	0.00	0.00	178,683.00	0.00
01-300-902 TRANSFER FROM STREET FUND	0	0.00	0.00	0.00	0.00	0.00
01-300-903 TRANSFER FROM WATER FUND	0	0.00	0.00	0.00	0.00	0.00
01-300-908 TRANSFER FROM FUND 08	5,000	0.00	3,750.00	0.00	1,250.00	75.00
01-300-910 TRANSF FROM DRUG CONFISCA	0	0.00	0.00	0.00	0.00	0.00
01-300-911 TRANSFER FROM COMMUNITY EVEN	0	0.00	0.00	0.00	0.00	0.00
01-300-912 TRANSFER FROM FUND 12	2,000	0.00	1,500.00	0.00	500.00	75.00
01-300-914 TRANSF-FROM CAP LEASE PURCHA	0	0.00	0.00	0.00	0.00	0.00
01-300-922 TRANSFER TFROM ST FOR ADMIN	0	0.00	0.00	0.00	0.00	0.00
01-300-923 TRANS FROM WATER FOR ADMIN E	0	0.00	0.00	0.00	0.00	0.00
01-300-924 TRANS FROM HOTEL FOR ADMIN	30,662	1,879.41	20,673.51	0.00	9,988.49	67.42

01 -GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
01-300-940 TRANSFER FROM ABLC	378,000	0.00	283,500.00	0.00	94,500.00	75.00
01-300-983 TRANSFER FROM RECY CENTER	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	594,345	1,879.41	309,423.51	0.00	284,921.49	52.06
TOTAL REVENUE	15,670,157	618,774.07	12,915,344.74	0.00	2,754,812.26	82.42

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 00-ADMINISTRATION % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-500-105	ADMIN - SALARIES	197,507	10,255.40	187,491.62	0.00	10,015.38	94.93
01-500-110	ADMIN - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
01-500-115	ADMIN - LONGEVITY	240	0.00	0.00	0.00	240.00	0.00
01-500-125	ADMIN - AUTO ALLOWANCE	10,200	553.84	9,346.08	0.00	853.92	91.63
01-500-126	ADMIN - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-500-128	ADMIN - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-500-135	ADMIN - FICA	14,768	824.22	11,471.75	0.00	3,296.25	77.68
01-500-140	ADMIN - HEALTH INS	6,360	3.54	8,515.84	0.00	(2,155.84)	133.90
01-500-141	ADMIN - INS SUBSIDY	0	0.00	(76.70)	0.00	76.70	0.00
01-500-143	ADMIN - MERIT PAY	0	0.00	60.00	0.00	(60.00)	0.00
01-500-145	ADMIN - WORKERS COMP	824	0.00	0.00	0.00	824.00	0.00
01-500-150	ADMIN - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-500-155	ADMIN - RETIREMENT	17,238	1,259.36	15,819.00	0.00	1,419.00	91.77
01-500-165	ADMIN - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-185	ADMIN - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		247,137	12,896.36	232,627.59	0.00	14,509.41	94.13
SUPPLIES							
01-500-203	ADMIN - APPAREL	500	53.00	598.85	0.00	(98.85)	119.77
01-500-205	ADMIN - GENERAL SUPPLIES	7,500	3.63	1,544.86	0.00	5,955.14	20.60
01-500-210	ADMIN - OFFICE SUPPLIES	0	0.00	5.40	0.00	(5.40)	0.00
01-500-215	ADMIN - VEHICLE SUPPLIES	100	0.00	0.00	0.00	100.00	0.00
TOTAL SUPPLIES		8,100	56.63	2,149.11	0.00	5,950.89	26.53
REPAIR & MAINTENANCE							
01-500-305	ADMIN - R&M VEHICLE	500	0.00	0.00	0.00	500.00	0.00
TOTAL REPAIR & MAINTENANCE		500	0.00	0.00	0.00	500.00	0.00
SERVICES							
01-500-405	ADMIN - PHONES	900	201.52	901.84	0.00	(1.84)	100.20
01-500-415	ADMIN - LEGAL/PROFESSIONA	150,000	23,929.90	188,826.12	0.00	(38,826.12)	125.88
01-500-415.14	ANDERSON PLACE	0	0.00	0.00	0.00	0.00	0.00
01-500-416	ADMIN - MANUALS	0	0.00	0.00	0.00	0.00	0.00
01-500-417	ADMIN - CONSULT FEE (PLAN	95,000	16,020.00	107,221.15	0.00	(12,221.15)	112.86
01-500-417.01	KIBER TRACT	0	0.00	0.00	0.00	0.00	0.00
01-500-417.02	RANCHO ISABELLA MUD	0	0.00	0.00	0.00	0.00	0.00
01-500-417.03	ENGINEERING CR 220	0	0.00	0.00	0.00	0.00	0.00
01-500-417.04	GREATER HEIGHTS BAPT CHUR	0	0.00	0.00	0.00	0.00	0.00
01-500-417.05	BATTERY PARK	0	0.00	0.00	0.00	0.00	0.00
01-500-418	ADMIN - INTERIM CITY SECR	0	0.00	0.00	0.00	0.00	0.00
01-500-419	ADMIN - ATTORNEY FEES	275,000	3,210.50	20,416.00	0.00	254,584.00	7.42
01-500-419.01	BROWNSTONE APARTS PRO FEE	0	0.00	665.69	0.00	(665.69)	0.00
01-500-419.02	GREENTRAILS- PRO FEES	0	0.00	1,228.50	0.00	(1,228.50)	0.00
01-500-419.03	RIVERWOOD RANCH-PRO FES	0	0.00	2,332.95	0.00	(2,332.95)	0.00
01-500-419.04	WOODLANDS OF ANG- PRO FES	0	1,765.23	10,635.23	0.00	(10,635.23)	0.00
01-500-419.05	GREYSTONE DEV-PROF FEES	0	39.00	1,742.31	0.00	(1,742.31)	0.00
01-500-419.06	OPEN RECORDS-PROF FEES	0	994.50	7,970.55	0.00	(7,970.55)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 00-ADMINISTRATION % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
01-500-419.07 GENERAL-PROF FEES	0	0.00	0.00	0.00	0.00	0.00
01-500-419.08 HENDERSON RD APTS	0	0.00	0.00	0.00	0.00	0.00
01-500-419.09 GENERAL	0	18,078.72	211,837.99	0.00	(211,837.99)	0.00
01-500-419.10 WINDROSE GREEN SUB	0	409.50	(4,966.27)	0.00	4,966.27	0.00
01-500-419.11 ANGLETON SOUTH EST	0	0.00	0.00	0.00	0.00	0.00
01-500-419.13 KIBER RESERVE	0	409.50	13,193.50	0.00	(13,193.50)	0.00
01-500-419.14 HERITAGE OAKS, SEC 7	0	0.00	1,394.64	0.00	(1,394.64)	0.00
01-500-419.15 AISD TRANSPORTATION CENTE	0	0.00	637.86	0.00	(637.86)	0.00
01-500-419.16 UTMB SAME DAY CARE FACILI	0	0.00	0.00	0.00	0.00	0.00
01-500-419.17 RIVERWOOD RANCH	0	429.00	10,159.50	0.00	(10,159.50)	0.00
01-500-419.18 HENDERSON RD CULVERTS	0	0.00	0.00	0.00	0.00	0.00
01-500-419.19 GIFFORD MEADOWS	0	0.00	2,369.50	0.00	(2,369.50)	0.00
01-500-419.20 TIGNER ANNEXATION	0	0.00	1,248.00	0.00	(1,248.00)	0.00
01-500-419.21 AUSTIN COLONY LEGAL FEES	0	507.00	2,848.00	0.00	(2,848.00)	0.00
01-500-419.22 HERITAGE OAKS	0	1,150.00	2,187.50	0.00	(2,187.50)	0.00
01-500-420 ADMIN - DUES/SUBSCRIPTION	10,000	269.00	11,272.04	0.00	(1,272.04)	112.72
01-500-421 ADMIN-RENT	3,000	0.00	268.59	0.00	2,731.41	8.95
01-500-422 ADMIN - CTY CONNECT	11,300	0.00	6,529.00	0.00	4,771.00	57.78
01-500-425 ADMIN - TRAVEL/TRAINING	2,500	320.00	3,153.91	0.00	(653.91)	126.16
01-500-430 ADMIN - ELECTION EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-431 ADMIN - MOVING EXPENSE	2,000	0.00	0.00	0.00	2,000.00	0.00
01-500-432 ADMIN - ANNEXATION	0	0.00	0.00	0.00	0.00	0.00
01-500-445 ADMIN - SPECIAL SERVICES	12,000	841.05	17,755.38	0.00	(5,755.38)	147.96
01-500-446 ADMIN - LIBRARY CONTRIBUT	32,500	0.00	32,500.00	0.00	0.00	100.00
01-500-447 ADMIN - EMS CONTRIBUTION	78,000	15,167.00	75,275.00	2,725.00	0.00	100.00
01-500-455 ADMIN - CONTRACT LABOR	27,000	4,959.00	25,656.42	0.00	1,343.58	95.02
01-500-459 ADMIN - REGIONAL TRANSPOR	41,080	0.00	41,080.00	0.00	0.00	100.00
TOTAL SERVICES	740,280	88,700.42	796,340.90	2,725.00	(58,785.90)	107.94
MISCELLANEOUS						
01-500-503 ADMIN - SURETY/NOTARY FEE	450	0.00	350.00	0.00	100.00	77.78
01-500-509 ADMIN - AISD AGREEMENT	0	0.00	0.00	0.00	0.00	0.00
01-500-510 ADMIN - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
01-500-511 ADMIN - TUITION REIMBURSE	0	0.00	0.00	0.00	0.00	0.00
01-500-513 ADMIN - PEDDLER PERMIT SU	0	0.00	0.00	0.00	0.00	0.00
01-500-520 ADMIN - CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
01-500-540 ADMIN - BOARDS/COMMISSION	0	0.00	0.00	0.00	0.00	0.00
01-500-555 ADMIN - BUSINESS EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-599 ADMIN - MISCELLANEOUS	2,500	761.72	1,318.92	0.00	1,181.08	52.76
TOTAL MISCELLANEOUS	2,950	761.72	1,668.92	0.00	1,281.08	56.57
OTHER						
01-500-701 TRANSFER TO FUND BALANCE	0	0.00	0.00	0.00	0.00	0.00
01-500-741 TRANSFER TO FUND 41 UNEMP	0	0.00	0.00	0.00	0.00	0.00
01-500-797 TRANSFER TO FUND 97	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-ADMINISTRATION	998,967	102,415.13	1,032,786.52	2,725.00	(36,544.52)	103.66

01 -GENERAL FUND
DEPARTMENT - 01-COUNCIL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SUPPLIES							
01-501-203	COUNCIL - APPAREL	600	0.00	600.00	0.00	0.00	100.00
01-501-205	COUNCIL - GENERAL SUPPLIE	4,000	0.00	6,029.88	0.00	(2,029.88)	150.75
TOTAL SUPPLIES		4,600	0.00	6,629.88	0.00	(2,029.88)	144.13
SERVICES							
01-501-420	COUNCIL - DUES/SUBSCRIPTI	1,000	0.00	50.00	0.00	950.00	5.00
01-501-425	COUNCIL - TRAVEL/TRAINING	7,500	0.00	2,578.48	0.00	4,921.52	34.38
01-501-455	COUNCIL - OTHER SERVICES	2,500	100.00	200.00	20.00	2,280.00	8.80
01-501-460	COUNCIL - SERVICES	7,800	0.00	7,150.00	650.00	0.00	100.00
TOTAL SERVICES		18,800	100.00	9,978.48	670.00	8,151.52	56.64
MISCELLANEOUS							
01-501-507	COUNCIL - BUSINESS EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-501-510	COUNCIL - APPRECIATION	10,000	0.00	446.09	0.00	9,553.91	4.46
01-501-599	COUNCIL - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		10,000	0.00	446.09	0.00	9,553.91	4.46
CAPITAL EXPENDITURES							
01-501-625	COUNCIL - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 01-COUNCIL		33,400	100.00	17,054.45	670.00	15,675.55	53.07

Item 7.

01 -GENERAL FUND
DEPARTMENT - 02-HR DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-502-105	HUM RES - SALARIES	149,988	11,018.88	138,000.09	0.00	11,987.91	92.01
01-502-110	HUM RES - OVERTIME	250	63.73	1,777.84	0.00	(1,527.84)	711.14
01-502-115	HUM RES - LONGEVITY	180	0.00	120.00	0.00	60.00	66.67
01-502-126	HUM RES - CERTIFICATION	0	558.42	558.42	0.00	(558.42)	0.00
01-502-128	HUM RES - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-502-135	HUM RES - FICA	11,507	858.57	10,488.50	0.00	1,018.50	91.15
01-502-140	HUM RES - HEALTH INS	25,450	1,934.00	21,200.03	0.00	4,249.97	83.30
01-502-141	HUM RES - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-502-143	HR- PHONE ALLOWANCE	0	0.00	480.00	0.00	(480.00)	0.00
01-502-145	HUM RES - WORKERS COMP	330	0.00	140.51	0.00	189.49	42.58
01-502-150	HUM RES - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-502-155	HUM RES - RETIREMENT	18,531	1,429.52	17,314.27	0.00	1,216.73	93.43
01-502-165	HUM RES - MEDICAL EXPENSE	0	0.00	55.00	0.00	(55.00)	0.00
01-502-185	HUM RES - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		206,236	15,863.12	190,134.66	0.00	16,101.34	92.19
SUPPLIES							
01-502-203	HUM RES - APPAREL	150	0.00	0.00	0.00	150.00	0.00
01-502-205	HUM RES - GENERAL SUPPLIE	2,500	280.27	2,182.05	0.00	317.95	87.28
01-502-211	HUM RES - POSTAGE	800	10.31	380.14	0.00	419.86	47.52
TOTAL SUPPLIES		3,450	290.58	2,562.19	0.00	887.81	74.27
SERVICES							
01-502-405	HUM RES - PHONES	720	0.00	240.00	0.00	480.00	33.33
01-502-417	HUN RES PROFESSIONAL SERV	80,000	1,393.10	41,867.67	24,162.44	13,969.89	82.54
01-502-420	HUM RES - DUES/SUBSCRIPTI	500	156.00	1,608.20	0.00	(1,108.20)	321.64
01-502-425	HUM RES - TRAVEL/TRAINING	2,800	654.73	5,749.06	0.00	(2,949.06)	205.32
01-502-455	HR-CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		84,020	2,203.83	49,464.93	24,162.44	10,392.63	87.63
MISCELLANEOUS							
01-502-503	HUM RES - SURETY/NOTARY F	75	0.00	0.00	0.00	75.00	0.00
TOTAL MISCELLANEOUS		75	0.00	0.00	0.00	75.00	0.00
CAPITAL EXPENDITURES							
01-502-626	HUM RES - SMALL EQUIPMENT	900	0.00	849.00	0.00	51.00	94.33
01-502-630	HUM RES - FURNITURE/FIXTU	150	0.00	241.98	0.00	(91.98)	161.32
TOTAL CAPITAL EXPENDITURES		1,050	0.00	1,090.98	0.00	(40.98)	103.90
TOTAL 02-HR DEPARTMENT		294,831	18,357.53	243,252.76	24,162.44	27,415.80	90.70

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 05-ATTORNEY % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-505-105	ATTORNEY - SALARIES	0	0.00	0.00	0.00	0.00	0.00
01-505-115	ATTORNEY - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
01-505-125	ATTORNEY - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-505-135	ATTORNEY - FICA	0	0.00	0.00	0.00	0.00	0.00
01-505-140	ATTORNEY - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
01-505-145	ATTORNEY - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
01-505-155	ATTORNEY - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
01-505-185	ATTORNEY - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
01-505-205	ATTORNEY - GENERAL SUPPLI	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
01-505-415	ATTORNEY - LEGAL/PROFESSI	0	0.00	0.00	0.00	0.00	0.00
01-505-416	ATTORNEY - MANUALS	0	0.00	0.00	0.00	0.00	0.00
01-505-417	ATTORNEY - INTERIM ATTORN	0	0.00	0.00	0.00	0.00	0.00
01-505-420	ATTORNEY - DUES/SUBSCRIPT	0	0.00	0.00	0.00	0.00	0.00
01-505-425	ATTORNEY - TRAVEL/TRAININ	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
01-505-510	ATTORNEY - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-505-741	ATTORNEY - TRANSFER TO UN	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 05-ATTORNEY		0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 06-MAINTENANCE DEPT. % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-506-105	MAINT - SALARIES	2,535	0.00	2,534.49	0.00	0.51	99.98
01-506-110	MAINT - OVERTIME	13	0.00	12.24	0.00	0.76	94.15
01-506-115	MAINT - LONGEVITY	240	0.00	240.00	0.00	0.00	100.00
01-506-126	MAINT - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-506-128	MAINT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-506-135	MAINT - FICA	199	0.00	194.83	0.00	4.17	97.90
01-506-140	MAINT - HEALTH INS	975	0.00	966.92	0.00	8.08	99.17
01-506-141	MAINT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-506-145	MAINT - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
01-506-150	MAINT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-506-155	MAINT - RETIREMENT	355	0.00	346.68	0.00	8.32	97.66
01-506-165	MAINT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-506-185	MAINT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		4,317	0.00	4,295.16	0.00	21.84	99.49
SUPPLIES							
01-506-205	MAINT - GENERAL SUPPLIES	5,500	570.58	3,637.55	0.00	1,862.45	66.14
01-506-220	MAINT - EQUIPMENT SUPPLIE	5,000	1,207.16	3,721.33	0.00	1,278.67	74.43
TOTAL SUPPLIES		10,500	1,777.74	7,358.88	0.00	3,141.12	70.08
REPAIR & MAINTENANCE							
01-506-320	MAINT - R&M BUILDING	15,000	8,877.19	16,692.66	0.00	(1,692.66)	111.28
TOTAL REPAIR & MAINTENANCE		15,000	8,877.19	16,692.66	0.00	(1,692.66)	111.28
SERVICES							
01-506-405	MAINT - PHONES	0	0.00	0.00	0.00	0.00	0.00
01-506-410	MAINT - UTILITIES	35,000	2,531.18	23,786.33	0.00	11,213.67	67.96
01-506-455	MAINT - CONTRACT LABOR	0	3,732.11	7,464.22	0.00	(7,464.22)	0.00
TOTAL SERVICES		35,000	6,263.29	31,250.55	0.00	3,749.45	89.29
MISCELLANEOUS							
01-506-505	MAINT - INSURANCE	34,000	0.00	33,029.84	0.00	970.16	97.15
01-506-506	MAINT - VEHICLE INSURANCE	0	0.00	0.00	0.00	0.00	0.00
01-506-508	MAINT - INSURANCE COMMISS	0	0.00	0.00	0.00	0.00	0.00
01-506-510	MAINT - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
01-506-535	MAINT - LEASE PAYMENTS	0	0.00	227.64	0.00	(227.64)	0.00
TOTAL MISCELLANEOUS		34,000	0.00	33,257.48	0.00	742.52	97.82
CAPITAL EXPENDITURES							
01-506-625	MAINT - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 06-MAINTENANCE DEPT.		98,817	16,918.22	92,854.73	0.00	5,962.27	93.97

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 10-CITY SECRETARY % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-510-105	CITY SEC - SALARIES	92,259	7,132.16	85,591.21	0.00	6,667.79	92.77
01-510-115	CITY SEC - LONGEVITY	180	0.00	120.00	0.00	60.00	66.67
01-510-125	CITY SEC - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-510-126	CITY SEC - CERTIFICATION	2,400	200.00	3,100.00	0.00	(700.00)	129.17
01-510-135	CITY SEC - FICA	7,534	506.94	5,378.30	0.00	2,155.70	71.39
01-510-140	CITY SEC - HEALTH INS	12,725	1,120.88	12,325.60	0.00	399.40	96.86
01-510-141	CITY SEC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-510-145	CITY SEC - WORKERS COMP	203	0.00	70.26	0.00	132.74	34.61
01-510-150	CITY SEC - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-510-155	CITY SEC - RETIREMENT	11,388	900.38	10,932.39	0.00	455.61	96.00
01-510-165	CITY SEC - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-510-185	CITY SEC - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		126,689	9,860.36	117,517.76	0.00	9,171.24	92.76
SUPPLIES							
01-510-205	CITY SEC - GENERAL SUPPLI	2,500	851.63	2,122.65	0.00	377.35	84.91
TOTAL SUPPLIES		2,500	851.63	2,122.65	0.00	377.35	84.91
SERVICES							
01-510-405	CITY SEC - PHONES	720	120.00	660.00	0.00	60.00	91.67
01-510-415	CITY SEC - LEGAL/PROFESSI	10,000	0.00	9,935.35	0.00	64.65	99.35
01-510-416	CITY SEC - MANUALS	20,000	0.00	16,356.12	3,000.00	643.88	96.78
01-510-420	CITY SEC - DUES/SUBSCRIPT	900	50.00	495.00	0.00	405.00	55.00
01-510-425	CITY SEC - TRAVEL/TRAININ	7,000	486.80	6,667.02	0.00	332.98	95.24
01-510-430	CITY SEC - ELECTION EXPEN	100	0.00	96.71	0.00	3.29	96.71
TOTAL SERVICES		38,720	656.80	34,210.20	3,000.00	1,509.80	96.10
MISCELLANEOUS							
01-510-503	CITY SEC - SURETY/NOTARY	500	0.00	265.25	0.00	234.75	53.05
01-510-506	CITY SEC - BOARDS/COMMISS	1,500	0.00	44.36	0.00	1,455.64	2.96
01-510-525	CITY SEC - BCCA DINNER	2,500	1,785.38	1,785.38	0.00	714.62	71.42
01-510-535	CITY SEC-LEASE PAYMENTS	10,000	479.74	5,983.17	0.00	4,016.83	59.83
TOTAL MISCELLANEOUS		14,500	2,265.12	8,078.16	0.00	6,421.84	55.71
CAPITAL EXPENDITURES							
01-510-625	CITY SEC - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 10-CITY SECRETARY		182,409	13,633.91	161,928.77	3,000.00	17,480.23	90.42

01 -GENERAL FUND
DEPARTMENT - 12-TAX % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-512-445	TAX - SPECIAL SERVICES	45,000	0.00	45,305.79	0.00	(305.79)	100.68
01-512-450	TAX - DATA PROCESSING	3,000	0.00	2,683.84	0.00	316.16	89.46
TOTAL SERVICES		48,000	0.00	47,989.63	0.00	10.37	99.98
TOTAL 12-TAX		48,000	0.00	47,989.63	0.00	10.37	99.98

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 13-EMC % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-513-105	EMC- SALARIES	70,325	5,438.48	64,307.80	0.00	6,017.20	91.44
01-513-110	EMC - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
01-513-115	EMC - LONGEVITY	60	0.00	0.00	0.00	60.00	0.00
01-513-126	EMC - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-513-128	EMC- SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-513-135	EMC - FICA	5,382	416.04	4,919.54	0.00	462.46	91.41
01-513-140	EMC - HEALTH INS	45	1.96	25.31	0.00	19.69	56.24
01-513-141	EMC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-513-145	EMC - WORKERS COMP	876	0.00	70.26	0.00	805.74	8.02
01-513-150	EMC - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-513-155	EMC - RETIREMENT	8,677	667.84	7,903.68	0.00	773.32	91.09
01-513-165	EMC - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-513-185	EMC - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		85,365	6,524.32	77,226.59	0.00	8,138.41	90.47
SUPPLIES							
01-513-205	EMC - GENERAL SUPPLIES	1,500	0.00	433.00	0.00	1,067.00	28.87
01-513-211	EMC - POSTAGE	100	0.00	0.00	0.00	100.00	0.00
TOTAL SUPPLIES		1,600	0.00	433.00	0.00	1,167.00	27.06
SERVICES							
01-513-405	EMC - PHONES	600	0.00	0.00	0.00	600.00	0.00
01-513-420	EMC - DUES/SUBSCRIPTIONS	200	0.00	0.00	0.00	200.00	0.00
01-513-425	EMC - TRAVEL/TRAINING	1,000	0.00	48.17	0.00	951.83	4.82
TOTAL SERVICES		1,800	0.00	48.17	0.00	1,751.83	2.68
MISCELLANEOUS							
01-513-503	EMC- SURETY/NOTARY FEE	0	0.00	0.00	0.00	0.00	0.00
01-513-550	EMS-EMERGENCY MANAGEMENT	10,000	750.00	7,071.80	0.00	2,928.20	70.72
TOTAL MISCELLANEOUS		10,000	750.00	7,071.80	0.00	2,928.20	70.72
TOTAL 13-EMC		98,765	7,274.32	84,779.56	0.00	13,985.44	85.84

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 15-FINANCE % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-515-105	FINANCE - SALARIES	351,540	18,116.20	261,826.65	0.00	89,713.35	74.48
01-515-110	FINANCE - OVERTIME	2,000	416.63	3,331.62	0.00	(1,331.62)	166.58
01-515-115	FINANCE - LONGEVITY	1,440	0.00	2,820.00	0.00	(1,380.00)	195.83
01-515-126	FINANCE - CERTIFICATION	1,200	0.00	557.76	0.00	642.24	46.48
01-515-128	FINANCE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-515-135	FINANCE - FICA	20,975	1,417.31	16,321.42	0.00	4,653.58	77.81
01-515-140	FINANCE - HEALTH INS	37,339	2,901.00	34,681.09	0.00	2,657.91	92.88
01-515-141	FINANCE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-515-143	FINANCE- PHONE ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-515-145	FINANCE - WORKERS COMP	549	0.00	281.02	0.00	267.98	51.19
01-515-150	FINANCE - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-515-155	FINANCE - RETIREMENT	58,902	2,275.83	32,977.33	0.00	25,924.67	55.99
01-515-165	FINANCE - MEDICAL EXPENSE	0	200.00	340.00	0.00	(340.00)	0.00
01-515-185	FINANCE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		473,945	25,326.97	353,136.89	0.00	120,808.11	74.51
SUPPLIES							
01-515-203	FINANCE - APPAREL	300	0.00	0.00	0.00	300.00	0.00
01-515-205	FINANCE - GENERAL SUPPLIE	3,300	221.99	3,000.76	0.00	299.24	90.93
01-515-211	FINANCE - POSTAGE	1,700	174.88	1,413.33	0.00	286.67	83.14
TOTAL SUPPLIES		5,300	396.87	4,414.09	0.00	885.91	83.28
REPAIR & MAINTENANCE							
01-515-310	FINANCE - R&M EQUIPMENT	11,000	0.00	11,806.19	0.00	(806.19)	107.33
TOTAL REPAIR & MAINTENANCE		11,000	0.00	11,806.19	0.00	(806.19)	107.33
SERVICES							
01-515-405	FINANCE - PHONES	720	101.02	609.91	0.00	110.09	84.71
01-515-415	FINANCE - LEGAL/PROFESSIO	51,906	0.00	51,816.80	0.00	89.20	99.83
01-515-420	FINANCE - DUES/SUBSCRIPTI	2,000	75.00	305.00	0.00	1,695.00	15.25
01-515-425	FINANCE - TRAVEL/TRAINING	2,000	149.00	1,896.21	0.00	103.79	94.81
01-515-455	FINANCE - CONTRACT LABOR	7,000	2,487.50	3,912.50	0.00	3,087.50	55.89
TOTAL SERVICES		63,626	2,812.52	58,540.42	0.00	5,085.58	92.01
MISCELLANEOUS							
01-515-503	FINANCE - SURETY/NOTARY F	500	0.00	350.00	0.00	150.00	70.00
01-515-510	FINANCE - EMP APPRECIATIO	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		500	0.00	350.00	0.00	150.00	70.00

01 -GENERAL FUND
DEPARTMENT - 15-FINANCE % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES						
01-515-625 FINANCE - EQUIPMENT CE	1,000	0.00	412.97	0.00	587.03	41.30
TOTAL CAPITAL EXPENDITURES	1,000	0.00	412.97	0.00	587.03	41.30
TOTAL 15-FINANCE	555,371	28,536.36	428,660.56	0.00	126,710.44	77.18

01 -GENERAL FUND
DEPARTMENT - 20-COURTS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-520-105	COURT - SALARIES	253,682	19,840.52	224,007.43	0.00	29,674.57	88.30
01-520-110	COURT - OVERTIME	500	14.97	683.65	0.00	(183.65)	136.73
01-520-115	COURT - LONGEVITY	1,800	0.00	120.00	0.00	1,680.00	6.67
01-520-126	COURT - CERTIFICATION	3,300	138.48	1,750.12	0.00	1,549.88	53.03
01-520-128	COURT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-520-135	COURT - FICA	19,835	1,511.53	17,153.22	0.00	2,681.78	86.48
01-520-140	COURT - HEALTH INS	50,901	3,868.00	41,522.26	0.00	9,378.74	81.57
01-520-141	COURT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-520-143	COURT- PHONE ALLOWANCE	720	60.00	720.00	0.00	0.00	100.00
01-520-145	COURT - WORKERS COMP	570	0.00	421.53	0.00	148.47	73.95
01-520-150	COURT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-520-155	COURT - RETIREMENT	29,157	2,242.64	25,891.18	0.00	3,265.82	88.80
01-520-165	COURT - MEDICAL EXPENSE	0	0.00	110.00	0.00	(110.00)	0.00
01-520-185	COURT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		360,465	27,676.14	312,379.39	0.00	48,085.61	86.66
SUPPLIES							
01-520-205	COURT - GENERAL SUPPLIES	5,000	366.84	2,721.47	0.00	2,278.53	54.43
01-520-211	COURT - POSTAGE	4,000	1,645.01	2,626.90	0.00	1,373.10	65.67
01-520-225	COURT - OMNIBASE SERVICE	6,500	0.00	1,844.68	0.00	4,655.32	28.38
01-520-226	COURT - SETCIC	4,850	112.60	2,588.55	0.00	2,261.45	53.37
TOTAL SUPPLIES		20,350	2,124.45	9,781.60	0.00	10,568.40	48.07
REPAIR & MAINTENANCE							
01-520-310	COURT - R&M EQUIPMENT	19,800	150.00	21,318.91	0.00	(1,518.91)	107.67
TOTAL REPAIR & MAINTENANCE		19,800	150.00	21,318.91	0.00	(1,518.91)	107.67
SERVICES							
01-520-405	COURT - PHONES	1,300	303.92	835.78	0.00	464.22	64.29
01-520-420	COURT - DUES/SUBSCRIPTION	2,200	0.00	0.00	0.00	2,200.00	0.00
01-520-425	COURT - TRAVEL/TRAINING	7,500	150.00	5,591.99	0.00	1,908.01	74.56
01-520-426	COURT - COLLECTION AGENCY	62,500	45,093.30	50,175.47	0.00	12,324.53	80.28
01-520-455	COURT - CONTRACT LABOR	3,200	0.00	2,750.67	0.00	449.33	85.96
01-520-456	COURT - PROSECUTOR	67,320	5,716.50	62,015.50	5,716.50	(412.00)	100.61
01-520-476	COURT - CREDIT CARD FEES	7,000	543.84	5,936.32	0.00	1,063.68	84.80
TOTAL SERVICES		151,020	51,807.56	127,305.73	5,716.50	17,997.77	88.08
MISCELLANEOUS							
01-520-503	COURT - SURETY/NOTARY FEE	500	175.00	442.50	0.00	57.50	88.50
01-520-509	COURT - RESTITUTION	0	0.00	0.00	0.00	0.00	0.00
01-520-510	COURT - EMP APPRECIATION	350	0.00	0.00	0.00	350.00	0.00
01-520-535	COURT - LEASE PAYMENTS	3,800	233.47	2,228.70	0.00	1,571.30	58.65
TOTAL MISCELLANEOUS		4,650	408.47	2,671.20	0.00	1,978.80	57.45

01 -GENERAL FUND
DEPARTMENT - 20-COURTS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
01-520-625	COURT - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
01-520-630	COURT - FURNITURE/FIXTURE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TRANSFERS							
01-520-907	TRANSF TO FUND 07 MC TECH	0	0.00	0.00	0.00	0.00	0.00
01-520-913	TRANS TO KAB FOR HI GRASS	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS		0	0.00	0.00	0.00	0.00	0.00
TOTAL 20-COURTS		556,285	82,166.62	473,456.83	5,716.50	77,111.67	86.14

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 25-POLICE DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-525-105	POLICE - SALARIES	2,766,023	215,720.69	2,568,939.43	0.00	197,083.57	92.87
01-525-106	POLICE - PT SALARIES	0	0.00	0.00	0.00	0.00	0.00
01-525-109	POLICE - STIPEND	10,300	0.00	0.00	0.00	10,300.00	0.00
01-525-110	POLICE - OVERTIME	70,000	5,875.19	87,433.74	0.00	(17,433.74)	124.91
01-525-112	POLICE - OVERTIME DISP	40,000	3,730.93	47,879.81	0.00	(7,879.81)	119.70
01-525-115	POLICE - LONGEVITY	18,560	0.00	15,120.00	0.00	3,440.00	81.47
01-525-125	POLICE - AUTO ALLOWANCE	13,500	461.54	5,115.39	0.00	8,384.61	37.89
01-525-126	POLICE - CERTIFICATION	120,900	7,680.33	113,955.33	0.00	6,944.67	94.26
01-525-127	POLICE - K9 SUPPLEMENT	1,650	0.00	0.00	0.00	1,650.00	0.00
01-525-128	POLICE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-525-130	POLICE - UNIFORM ALLOWANC	0	0.00	0.00	0.00	0.00	0.00
01-525-135	POLICE - FICA	231,852	17,277.57	201,157.56	0.00	30,694.44	86.76
01-525-140	POLICE - HEALTH INS	616,355	49,126.55	531,284.57	0.00	85,070.43	86.20
01-525-141	POLICE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-525-143	POLICE- PHONE ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-525-145	POLICE - WORKERS COMP	55,215	0.00	37,773.84	0.00	17,441.16	68.41
01-525-150	POLICE - UNEMPLOYMENT	2,600	0.00	2,616.26	0.00	(16.26)	100.63
01-525-155	POLICE - RETIREMENT	373,389	27,583.07	343,881.49	0.00	29,507.51	92.10
01-525-165	POLICE - MEDICAL EXPENSE	1,200	50.00	1,020.00	0.00	180.00	85.00
01-525-185	POLICE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		4,321,544	327,505.87	3,956,177.42	0.00	365,366.58	91.55
SUPPLIES							
01-525-203	POLICE - APPAREL	61,840	1,798.93	52,639.88	0.00	9,200.12	85.12
01-525-205	POLICE - GENERAL SUPPLIES	17,750	619.52	10,163.26	0.00	7,586.74	57.26
01-525-210	POLICE - OFFICE SUPPLIES	13,125	528.26	6,901.65	0.00	6,223.35	52.58
01-525-215	POLICE - VEHICLE SUPPLIES	15,750	2,612.97	14,890.61	0.00	859.39	94.54
01-525-216	POLICE - FUEL EXPENSE	84,000	8,975.10	81,227.74	0.00	2,772.26	96.70
01-525-220	POLICE - EQUIPMENT SUPPLI	34,956	13,861.83	25,665.08	4,865.05	4,425.87	87.34
01-525-221	POLICE - SMALL EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
01-525-225	POLICE - DRUG DOG EXPENSE	7,350	0.00	950.71	0.00	6,399.29	12.93
01-525-226	POLICE-FIRE ARMS	7,500	0.00	6,203.94	0.00	1,296.06	82.72
TOTAL SUPPLIES		242,271	28,396.61	198,642.87	4,865.05	38,763.08	84.00
REPAIR & MAINTENANCE							
01-525-305	POLICE - R&M VEHICLES	65,100	6,247.74	52,855.45	0.00	12,244.55	81.19
01-525-310	POLICE - R&M EQUIPMENT	8,817	0.00	5,579.89	(23.01)	3,260.12	63.02
01-525-320	POLICE - R&M BUILDING	22,286	6,536.59	18,217.39	0.00	4,068.86	81.74
TOTAL REPAIR & MAINTENANCE		96,203	12,784.33	76,652.73	(23.01)	19,573.53	79.65

01 -GENERAL FUND
DEPARTMENT - 25-POLICE DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-525-405	POLICE - PHONES	46,200	4,205.88	28,940.78	0.00	17,259.22	62.64
01-525-406	POLICE - MOBILE DATA MODE	0	0.00	0.00	0.00	0.00	0.00
01-525-410	POLICE - UTILITIES	36,750	2,237.72	19,953.17	0.00	16,796.83	54.29
01-525-420	POLICE - DUES/SUBSCRIPTIO	3,687	0.00	2,329.00	0.00	1,357.50	63.18
01-525-425	POLICE - TRAVEL/TRAINING	37,170	16,199.47	33,832.66	0.00	3,337.34	91.02
01-525-426	POLICE - MOVING EXPENSES	0	0.00	0.00	0.00	0.00	0.00
01-525-455	POLICE-CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
01-525-456	POLICE - CHILDREN ALLIANC	7,000	0.00	7,000.00	0.00	0.00	100.00
01-525-460	POLICE - OTHER SERVICES	10,200	990.94	7,258.57	0.00	2,941.43	71.16
01-525-476	POLICE - CREDIT CARD FEES	3,000	199.08	2,233.95	0.00	766.05	74.47
TOTAL SERVICES		144,007	23,833.09	101,548.13	0.00	42,458.37	70.52
MISCELLANEOUS							
01-525-503	POLICE - SURETY/NOTARY FE	497	0.00	589.00	0.00	(92.00)	118.51
01-525-504	POLICE - DRUG DOG INSURAN	0	0.00	882.00	0.00	(882.00)	0.00
01-525-505	POLICE - INSURANCE	21,000	0.00	22,445.46	0.00	(1,445.46)	106.88
01-525-506	POLICE - VEHICLE INSURANC	21,000	0.00	19,181.52	0.00	1,818.48	91.34
01-525-507	POLICE - BUILDING INSURAN	32,000	0.00	36,507.44	0.00	(4,507.44)	114.09
01-525-508	POLICE - INSURANCE COMMIS	0	0.00	0.00	0.00	0.00	0.00
01-525-510	POLICE - EMP APPRECIATION	200	900.00	1,025.00	0.00	(825.00)	512.50
01-525-525	POLICE - PRISONER SUPPORT	3,675	6.88	3,829.16	0.00	(154.16)	104.19
01-525-535	POLICE-ANNUAL MAINT AGREE	182,361	15,496.63	141,186.73	0.00	41,174.52	77.42
01-525-540	POLICE - GUN PURCHASE PRO	45,000	0.00	10,399.50	0.00	34,600.50	23.11
01-525-550	POLICE - EMERG MANAGEMENT	0	4,905.00	12,335.15	0.00	(12,335.15)	0.00
TOTAL MISCELLANEOUS		305,733	21,308.51	248,380.96	0.00	57,352.29	81.24
CAPITAL EXPENDITURES							
01-525-621	POLICE - PATROL VEHICLES	0	0.00	0.00	0.00	0.00	0.00
01-525-625	POLICE - EQUIPMENT CE	5,000	0.00	5,000.00	0.00	0.00	100.00
TOTAL CAPITAL EXPENDITURES		5,000	0.00	5,000.00	0.00	0.00	100.00
OTHER							
01-525-716	POLICE-TRANS TO GRANT MAT	16,032	0.00	0.00	0.00	16,032.00	0.00
01-525-741	TRANSFER TO UNEMPLOYMENT	1,235	0.00	1,235.00	0.00	0.00	100.00
TOTAL OTHER		17,267	0.00	1,235.00	0.00	16,032.00	7.15
TOTAL 25-POLICE DEPARTMENT		5,132,025	413,828.41	4,587,637.11	4,842.04	539,545.85	89.49

01 -GENERAL FUND
DEPARTMENT - 26-ANIMAL CONTROL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-526-105	ANIM CTRL - SALARIES	130,700	10,370.35	107,409.02	0.00	23,290.98	82.18
01-526-106	ANIM CTRL -PT SALARIES	23,400	0.00	11,278.13	0.00	12,121.87	48.20
01-526-110	ANIM CTRL - OVERTIME	4,000	663.95	5,841.79	0.00	(1,841.79)	146.04
01-526-115	ANIM CTRL - LONGEVITY	300	0.00	120.00	0.00	180.00	40.00
01-526-126	ANIM CTRL - CERTIFICATION	8,700	331.18	2,615.82	0.00	6,084.18	30.07
01-526-128	ANIM CTRL - SPECIAL JOB P	0	0.00	0.00	0.00	0.00	0.00
01-526-135	ANIM CTRL - FICA	10,328	863.58	9,110.12	0.00	1,217.88	88.21
01-526-140	ANIM CTRL - HEALTH INS	38,176	3,868.00	36,838.23	0.00	1,337.77	96.50
01-526-141	ANIM CTRL - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-526-145	ANIM CTRL - WORKERS COMP	3,441	0.00	0.00	0.00	3,441.00	0.00
01-526-150	ANIM CTRL - UNEMPLOYMENT	500	0.00	420.39	0.00	79.61	84.08
01-526-155	ANIM CTRL - RETIREMENT	15,474	1,395.68	15,463.52	0.00	10.48	99.93
01-526-165	ANIM CTRL - MEDICAL EXPEN	200	0.00	85.00	0.00	115.00	42.50
01-526-185	ANIM CTRL - PAYROLL ACCRU	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		235,219	17,492.74	189,182.02	0.00	46,036.98	80.43
SUPPLIES							
01-526-203	ANIM CTRL - APPAREL	3,115	0.00	2,634.00	0.00	481.00	84.56
01-526-204	MEDICAL SUPPLIES & EQUIPM	1,660	0.00	3,597.15	139.33	(2,076.48)	225.09
01-526-205	ANIM CTRL - GENERAL SUPPL	14,675	1,377.65	17,227.86	0.00	(2,552.86)	117.40
01-526-206	A/C VETERINARY SERVICES	12,000	3,616.42	11,804.23	0.00	195.77	98.37
01-526-215	ANIM CTRL - VEHICLE SUPPL	2,500	0.00	246.70	0.00	2,253.30	9.87
01-526-216	ANIM CTRL - FUEL EXPENSE	1,706	70.72	749.43	0.00	956.57	43.93
01-526-220	ANIM CTRL - EQUIPMENT SUP	4,550	1,283.34	4,356.51	0.00	193.49	95.75
TOTAL SUPPLIES		40,206	6,348.13	40,615.88	139.33	(549.21)	101.37
REPAIR & MAINTENANCE							
01-526-305	ANIM CTRL - R&M VEHICLES	3,000	0.00	1,318.39	0.00	1,681.61	43.95
01-526-310	ANIM CTRL - R&M EQUIPMENT	500	0.00	0.00	0.00	500.00	0.00
01-526-320	ANIM CTRL - R&M BUILDING	5,000	0.00	5,225.99	0.00	(225.99)	104.52
TOTAL REPAIR & MAINTENANCE		8,500	0.00	6,544.38	0.00	1,955.62	76.99
SERVICES							
01-526-405	ANIM CTRL - PHONES	2,400	104.94	292.26	0.00	2,107.74	12.18
01-526-406	ANIM CTRL - MOBILE DATA	1,800	0.00	0.00	0.00	1,800.00	0.00
01-526-410	ANIM CTRL - UTILITIES	11,550	659.59	5,738.12	0.00	5,811.88	49.68
01-526-425	ANIM CTRL - TRAVEL/TRAINI	3,150	389.82	1,306.51	0.00	1,843.49	41.48
01-526-476	ANIM CTRL - CREDIT CARD F	1,512	82.70	1,109.75	0.00	402.25	73.40
TOTAL SERVICES		20,412	1,237.05	8,446.64	0.00	11,965.36	41.38

01 -GENERAL FUND
DEPARTMENT - 26-ANIMAL CONTROL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-526-506	ANIM CTRL - VEHICLE INSUR	1,000	0.00	0.00	0.00	1,000.00	0.00
01-526-507	ANIM CTRL - INSURANCE	0	0.00	0.00	0.00	0.00	0.00
01-526-510	ANIM CTRL - EMP APPRECIAT	250	0.00	0.00	0.00	250.00	0.00
TOTAL MISCELLANEOUS		1,250	0.00	0.00	0.00	1,250.00	0.00
CAPITAL EXPENDITURES							
01-526-601	ANIM CTRL - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-526-625	ANIM CTRL - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-526-741	TRANSFER TO UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 26-ANIMAL CONTROL		305,587	25,077.92	244,788.92	139.33	60,658.75	80.15

01 -GENERAL FUND
DEPARTMENT - 30-FIRE DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-530-105	FIRE - SALARIES	278,457	22,121.43	267,368.11	0.00	11,088.89	96.02
01-530-110	FIRE - OVERTIME	12,000	610.90	7,708.84	0.00	4,291.16	64.24
01-530-115	FIRE - LONGEVITY	1,380	0.00	1,260.00	0.00	120.00	91.30
01-530-126	FIRE - CERTIFICATION	7,400	537.82	7,042.18	0.00	357.82	95.16
01-530-128	FIRE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-530-135	FIRE - FICA	22,280	1,708.62	19,353.67	0.00	2,926.33	86.87
01-530-140	FIRE - HEALTH INS	72,351	5,465.80	65,010.42	0.00	7,340.58	89.85
01-530-141	FIRE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-530-145	FIRE - WORKERS COMP	10,060	0.00	13,869.19	0.00	(3,809.19)	137.86
01-530-150	FIRE - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-530-155	FIRE - RETIREMENT	35,971	2,857.58	34,878.50	0.00	1,092.50	96.96
01-530-160	FIRE - PENSION	67,500	0.00	16,295.13	0.00	51,204.87	24.14
01-530-165	FIRE - MEDICAL EXPENSE	1,700	90.00	575.00	0.00	1,125.00	33.82
01-530-185	FIRE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		509,099	33,392.15	433,361.04	0.00	75,737.96	85.12
SUPPLIES							
01-530-203	FIRE - APPAREL	3,500	0.00	3,577.10	0.00	(77.10)	102.20
01-530-205	FIRE - GENERAL SUPPLIES	8,000	197.78	7,366.96	269.50	363.54	95.46
01-530-210	FIRE - OFFICE SUPPLIES	2,000	175.47	1,510.99	0.00	489.01	75.55
01-530-215	FIRE - VEHICLE SUPPLIES	2,000	0.00	524.96	0.00	1,475.04	26.25
01-530-220	FIRE - EQUIPMENT SUPPLIES	16,000	0.00	18,519.73	0.00	(2,519.73)	115.75
TOTAL SUPPLIES		31,500	373.25	31,499.74	269.50	(269.24)	100.85
REPAIR & MAINTENANCE							
01-530-305	FIRE - R&M VEHICLES	35,000	3,006.62	34,825.72	0.00	174.28	99.50
01-530-310	FIRE - R&M EQUIPMENT	18,000	0.00	17,962.18	0.00	37.82	99.79
01-530-320	FIRE - R&M BUILDING	26,000	213.01	17,959.16	0.00	8,040.84	69.07
TOTAL REPAIR & MAINTENANCE		79,000	3,219.63	70,747.06	0.00	8,252.94	89.55
SERVICES							
01-530-405	FIRE - PHONES	6,576	540.02	5,577.29	0.00	998.71	84.81
01-530-410	FIRE - UTILITIES	18,000	2,940.70	15,248.14	0.00	2,751.86	84.71
01-530-415	FIRE - FUEL EXPENSE	17,000	3,883.36	18,646.67	0.00	(1,646.67)	109.69
01-530-420	FIRE - DUES/SUBSCRIPTIONS	12,578	7,433.50	10,383.55	0.00	2,194.45	82.55
01-530-425	FIRE - TRAVEL/TRAINING	8,500	0.00	8,245.90	0.00	254.10	97.01
01-530-455	FIRE - CONTRACT LABOR	7,200	554.18	6,068.48	0.00	1,131.52	84.28
TOTAL SERVICES		69,854	15,351.76	64,170.03	0.00	5,683.97	91.86

01 -GENERAL FUND
DEPARTMENT - 30-FIRE DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-530-506	FIRE - VEHICLE INSURANCE	25,000	0.00	25,915.41	0.00	(915.41)	103.66
01-530-507	FIRE - BUILDING INSURANCE	23,650	0.00	23,519.90	0.00	130.10	99.45
01-530-508	FIRE - INSURANCE COMMISSI	0	0.00	0.00	0.00	0.00	0.00
01-530-510	FIRE - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		48,650	0.00	49,435.31	0.00	(785.31)	101.61
TOTAL 30-FIRE DEPARTMENT		738,103	52,336.79	649,213.18	269.50	88,620.32	87.99

01 -GENERAL FUND
DEPARTMENT - 35-DEVELOPMENT SERV DEPT. % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-535-105	DEV SVC - SALARIES	399,345	31,303.74	360,309.93	0.00	39,035.07	90.23
01-535-110	DEV SVC - OVERTIME	12,200	1,564.50	11,179.83	0.00	1,020.17	91.64
01-535-115	DEV SVC - LONGEVITY	1,860	0.00	1,680.00	0.00	180.00	90.32
01-535-126	DEV SVC - CERTIFICATION	10,800	1,042.36	11,146.74	0.00	(346.74)	103.21
01-535-128	DEV SVC - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-535-135	DEV SVC - FICA	35,478	2,560.01	23,558.95	0.00	11,919.05	66.40
01-535-140	DEV SVC - HEALTH INS	75,802	6,924.05	72,758.49	0.00	3,043.51	95.98
01-535-141	DEV SVC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-535-143	DEV SRVC - PHONE ALLOWANC	0	60.00	660.00	0.00	(660.00)	0.00
01-535-145	DEV SVC - WORKERS COMP	2,981	0.00	280.67	0.00	2,700.33	9.42
01-535-150	DEV SVC - UNEMPLOYMENT	6,000	0.00	4,720.26	0.00	1,279.74	78.67
01-535-155	DEV SVC - RETIREMENT	48,136	4,164.23	47,340.65	0.00	795.35	98.35
01-535-165	DEV SVC - MEDICAL EXPENSE	0	0.00	160.00	0.00	(160.00)	0.00
01-535-185	DEV SVC - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		592,602	47,618.89	533,795.52	0.00	58,806.48	90.08
SUPPLIES							
01-535-203	DEV SVC - APPAREL	1,800	3,240.50	3,729.74	0.00	(1,929.74)	207.21
01-535-205	DEV SVC - GENERAL SUPPLIE	4,000	712.18	3,552.01	0.00	447.99	88.80
01-535-210	DEV SVC - OFFICE SUPPLIES	1,000	796.67	1,982.92	0.00	(982.92)	198.29
01-535-211	DEV-HEALTH SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
01-535-215	DEV SVC - VEHICLE SUPPLIE	1,000	0.00	93.18	0.00	906.82	9.32
01-535-216	DEV SVC - FUEL EXPENSE	2,600	876.82	3,399.81	0.00	(799.81)	130.76
01-535-220	DEV SVC - EQUIPMENT SUPPL	1,500	358.94	3,054.03	0.00	(1,554.03)	203.60
01-535-221	POSTAGE USE	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		11,900	5,985.11	15,811.69	0.00	(3,911.69)	132.87
REPAIR & MAINTENANCE							
01-535-305	DEV SVC - R&M VEHICLES	1,000	19.06	270.52	0.00	729.48	27.05
01-535-310	DEV SVC - R&M EQUIPMENT	14,100	757.89	9,131.11	0.00	4,968.89	64.76
TOTAL REPAIR & MAINTENANCE		15,100	776.95	9,401.63	0.00	5,698.37	62.26
SERVICES							
01-535-405	DEV SVC - PHONES	3,000	420.06	1,128.77	0.00	1,871.23	37.63
01-535-415	DEV SVC - PROFESSIONAL FE	10,000	6,905.75	7,047.75	0.00	2,952.25	70.48
01-535-419	DS ATTORNEY FEES	0	0.00	0.00	0.00	0.00	0.00
01-535-420	DEV SVC - DUES/SUBSCRIPTI	1,000	93.00	2,043.45	0.00	(1,043.45)	204.35
01-535-425	DEV SVC - TRAVEL/TRAINING	3,500	649.47	5,188.16	0.00	(1,688.16)	148.23
01-535-426	DEV SVC - FOOD HANDLING M	0	0.00	0.00	0.00	0.00	0.00
01-535-427	DEV SVC - DOCUMENT SCANNI	20,000	0.00	0.00	0.00	20,000.00	0.00
01-535-455	DEV SVC - CONTRACT LABOR	99,703	10,139.50	30,060.22	0.00	69,642.78	30.15
01-535-465	DEV SVC - DEMOLITION	24,500	0.00	1,750.00	0.00	22,750.00	7.14
TOTAL SERVICES		161,703	18,207.78	47,218.35	0.00	114,484.65	29.20

01 -GENERAL FUND
DEPARTMENT - 35-DEVELOPMENT SERV DEPT. % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-535-506	DEV SVC - VEHICLE INSURAN	2,108	0.00	2,139.70	0.00	(31.70)	101.50
01-535-510	DEV SVC - EMP APPRECIATIO	500	0.00	0.00	0.00	500.00	0.00
TOTAL MISCELLANEOUS		2,608	0.00	2,139.70	0.00	468.30	82.04
CAPITAL EXPENDITURES							
01-535-601	DEV SVC - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-535-625	DEV SVC - EQUIPMENT CE	500	0.00	0.00	0.00	500.00	0.00
TOTAL CAPITAL EXPENDITURES		500	0.00	0.00	0.00	500.00	0.00
OTHER							
01-535-741	TRANSFR TO UNEMPLOYMENT	1,196	0.00	1,196.00	0.00	0.00	100.00
TOTAL OTHER		1,196	0.00	1,196.00	0.00	0.00	100.00
TOTAL 35-DEVELOPMENT SERV DEPT.		785,609	72,588.73	609,562.89	0.00	176,046.11	77.59

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 50-PARKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-550-105	PARKS - SALARIES	484,641	29,455.22	398,920.98	0.00	85,720.02	82.31
01-550-110	PARKS - OVERTIME	7,000	0.00	1,576.34	0.00	5,423.66	22.52
01-550-115	PARKS - LONGEVITY	1,560	0.00	1,020.00	0.00	540.00	65.38
01-550-125	PARKS - AUTO ALLOWANCE	6,000	461.54	5,846.16	0.00	153.84	97.44
01-550-126	PARKS - CERTIFICATION	9,900	392.34	3,956.94	0.00	5,943.06	39.97
01-550-128	PARKS - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-550-135	PARKS - FICA	38,378	2,313.98	30,224.81	0.00	8,153.19	78.76
01-550-140	PARKS - HEALTH INS	130,800	7,735.02	95,228.13	0.00	35,571.87	72.80
01-550-141	PARKS - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-550-143	PARKS- PHONE ALLOWANCE	1,440	120.00	1,560.00	0.00	(120.00)	108.33
01-550-145	PARKS - WORKERS COMP	9,444	0.00	7,000.00	0.00	2,444.00	74.12
01-550-150	PARKS - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-550-155	PARKS - RETIREMENT	61,807	3,665.24	50,715.07	0.00	11,091.93	82.05
01-550-165	PARKS - MEDICAL EXPENSE	200	0.00	110.00	0.00	90.00	55.00
01-550-185	PARKS - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		751,170	44,143.34	596,158.43	0.00	155,011.57	79.36
SUPPLIES							
01-550-203	PARKS - APPAREL	9,000	211.95	4,842.34	3,574.00	583.66	93.51
01-550-205	PARKS - GENERAL SUPPLIES	10,000	526.69	7,198.30	0.00	2,801.70	71.98
01-550-210	PARKS - OFFICE SUPPLIES	350	0.00	36.80	0.00	313.20	10.51
01-550-215	PARKS - VEHICLE SUPPLIES	1,000	1,008.21	3,526.76	0.00	(2,526.76)	352.68
01-550-216	PARKS - FUEL EXPENSE	14,150	4,715.98	17,554.35	0.00	(3,404.35)	124.06
01-550-220	PARKS - EQUIPMENT SUPPLIE	3,850	224.57	3,705.62	0.00	144.38	96.25
TOTAL SUPPLIES		38,350	6,687.40	36,864.17	3,574.00	(2,088.17)	105.45
REPAIR & MAINTENANCE							
01-550-305	PARKS - R&M VEHICLES	3,000	346.19	1,545.01	0.00	1,454.99	51.50
01-550-310	PARKS - R&M EQUIPMENT	6,750	835.25	4,804.81	0.00	1,945.19	71.18
01-550-315	PARKS - R&M INFRASTRUCTUR	43,922	1,453.39	40,220.86	0.00	3,701.14	91.57
01-550-320	PARKS - R&M BUILDINGS	6,000	365.00	3,985.55	0.00	2,014.45	66.43
01-550-325	PARKS - R&M OTHER	21,078	18.59	18,789.96	0.00	2,288.04	89.14
01-550-330	PARKS - VEGETATION REPLAC	5,000	4,907.40	4,907.40	0.00	92.60	98.15
TOTAL REPAIR & MAINTENANCE		85,750	7,925.82	74,253.59	0.00	11,496.41	86.59
SERVICES							
01-550-405	PARKS - PHONES	2,160	70.46	300.55	0.00	1,859.45	13.91
01-550-410	PARKS - UTILITIES	66,078	3,713.81	60,919.74	0.00	5,158.26	92.19
01-550-420	PARKS - DUES/SUBSCRIPTION	860	0.00	1,711.93	0.00	(851.93)	199.06
01-550-425	PARKS - TRAVEL/TRAINING	3,900	583.00	3,567.35	0.00	332.65	91.47
01-550-440	PARKS - RENTAL EXPENSE	2,400	0.00	301.31	0.00	2,098.69	12.55
01-550-446	PARKS - ADVERTISING	100	0.00	50.00	0.00	50.00	50.00
01-550-456	PARKS - IRRIGATION	350	0.00	134.86	0.00	215.14	38.53
01-550-457	PARKS - BALLFIELD MAINTEN	15,000	3,292.03	13,019.87	0.00	1,980.13	86.80
TOTAL SERVICES		90,848	7,659.30	80,005.61	0.00	10,842.39	88.07

01 -GENERAL FUND
DEPARTMENT - 50-PARKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-550-506	PARKS - VEHICLE INSURANCE	7,850	0.00	8,461.56	0.00	(611.56)	107.79
01-550-510	PARKS - EMP APPRECIATION	500	0.00	50.00	0.00	450.00	10.00
TOTAL MISCELLANEOUS		8,350	0.00	8,511.56	0.00	(161.56)	101.93
CAPITAL EXPENDITURES							
01-550-615	PARKS - INFRASTRUCTURE CE	328,683	13,358.68	15,622.37	178,683.00	134,377.63	59.12
01-550-625	PARKS - EQUIPMENT CE	19,945	0.00	19,412.12	0.00	532.88	97.33
TOTAL CAPITAL EXPENDITURES		348,628	13,358.68	35,034.49	178,683.00	134,910.51	61.30
OTHER							
01-550-741	TRANSFER TO UNEMPLOYMENT	711	0.00	711.00	0.00	0.00	100.00
TOTAL OTHER		711	0.00	711.00	0.00	0.00	100.00
TOTAL 50-PARKS		1,323,807	79,774.54	831,538.85	182,257.00	310,011.15	76.58

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 55-IT DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-555-105	INF TECH - SALARIES	168,166	13,043.83	157,960.54	0.00	10,205.46	93.93
01-555-109	INF TECH - STIPEND	0	0.00	0.00	0.00	0.00	0.00
01-555-110	IT-OVERTIME	9,800	1,360.09	14,650.44	0.00	(4,850.44)	149.49
01-555-115	INF TECH - LONGEVITY	780	0.00	0.00	0.00	780.00	0.00
01-555-125	INF TECH - AUTO ALLOWANCE	8,000	461.54	7,782.06	0.00	217.94	97.28
01-555-126	INF TECH - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-555-130	INF TECH - UNIFORM ALLOWA	0	0.00	0.00	0.00	0.00	0.00
01-555-135	INF TECH - FICA	13,730	1,133.01	10,830.72	0.00	2,899.28	78.88
01-555-140	INF TECH - HEALTH INS	25,450	1,934.00	21,266.39	0.00	4,183.61	83.56
01-555-141	INF TECH - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-555-143	I.T. -PHONE ALLOWANCE	720	60.00	720.00	0.00	0.00	100.00
01-555-145	INF TECH - WORKERS COMP	382	0.00	140.51	0.00	241.49	36.78
01-555-150	INF TECH - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-555-155	INF TECH - RETIREMENT	21,406	1,768.80	21,907.72	0.00	(501.72)	102.34
01-555-165	INF TECH - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-555-185	INF TECH - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		248,434	19,761.27	235,258.38	0.00	13,175.62	94.70
SUPPLIES							
01-555-205	INF TECH - GENERAL SUPPLI	2,000	562.90	1,866.81	0.00	133.19	93.34
01-555-210	INF TECH - OFFICE SUPPLIE	200	0.00	241.95	0.00	(41.95)	120.98
01-555-216	INF TECH - FUEL EXPENSE	0	278.48	1,103.93	0.00	(1,103.93)	0.00
TOTAL SUPPLIES		2,200	841.38	3,212.69	0.00	(1,012.69)	146.03
SERVICES							
01-555-405	INF TECH - PHONES	2,500	505.44	1,387.56	0.00	1,112.44	55.50
01-555-420	INF TECH - DUES/SUBSCRIPT	450	0.00	574.40	0.00	(124.40)	127.64
01-555-421	IT- BACKUP VOICE & DATA	9,000	685.13	685.13	0.00	8,314.87	7.61
01-555-425	INF TECH - TRAVEL/TRAININ	2,000	66.00	769.79	0.00	1,230.21	38.49
01-555-455	INF TECH - CONTRACT LABOR	2,000	0.00	1,485.00	0.00	515.00	74.25
01-555-460	INF TECH - ANNUAL SOFTWAR	74,689	910.00	38,993.84	5,017.31	30,677.85	58.93
01-555-476	INF TECH - MAINT AGRMT PH	8,500	0.00	3,446.26	0.00	5,053.74	40.54
TOTAL SERVICES		99,139	2,166.57	47,341.98	5,017.31	46,779.71	52.81
MISCELLANEOUS							
01-555-510	INF TECH - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00
01-555-555	INF TECH - EMAIL SERVICES	20,000	0.00	14,895.95	2,972.00	2,132.05	89.34
TOTAL MISCELLANEOUS		20,000	0.00	14,895.95	2,972.00	2,132.05	89.34

01 -GENERAL FUND
DEPARTMENT - 55-IT DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
01-555-610	INF TECH - COMPUTER/SOFTW	57,660	876.72	35,222.07	3,170.53	19,267.40	66.58
01-555-625	INF TECH - EQUIPMENT CE	73,889	0.00	55,582.98	0.00	18,306.02	75.22
TOTAL CAPITAL EXPENDITURES		131,549	876.72	90,805.05	3,170.53	37,573.42	71.44
TOTAL 55-IT DEPARTMENT		501,322	23,645.94	391,514.05	11,159.84	98,648.11	80.32

01 -GENERAL FUND
DEPARTMENT - 56-DEBT SERVICE % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-556-510	DEBT SERVICE-INTEREST EXP	0	0.00	0.00	0.00	0.00	0.00
01-556-514	ENTERPRISE VEHICLE LEASE	195,482	21,319.62	89,321.79	0.00	106,160.21	45.69
01-556-515	DEBT SERVICE-PRINCIPAL	0	0.00	0.00	0.00	0.00	0.00
01-556-519	TRANSFER FOR INTER-FUND L	49,800	4,150.00	45,650.00	0.00	4,150.00	91.67
TOTAL MISCELLANEOUS		245,282	25,469.62	134,971.79	0.00	110,310.21	55.03
TOTAL 56-DEBT SERVICE		245,282	25,469.62	134,971.79	0.00	110,310.21	55.03

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 57-ECONOMIC DEVELOPMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-557-105	ECO DEV - SALARIES	19,521	1,752.20	20,791.63	0.00	(1,270.63)	106.51
01-557-115	ECO DEV - LONGEVITY	130	0.00	144.00	0.00	(14.00)	110.77
01-557-125	ECO DEV - AUTO ALLOWANCE	0	110.76	1,403.04	0.00	(1,403.04)	0.00
01-557-126	ECO DEV - CERTIFICATION	288	22.16	272.36	0.00	15.64	94.57
01-557-135	ECO DEV - FICA	1,525	145.26	1,710.19	0.00	(185.19)	112.14
01-557-140	ECO DEV - HEALTH INS	3,054	232.10	2,553.05	0.00	500.95	83.60
01-557-141	ECO DEV - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-557-143	ECO DEV- PHONE ALLOWANCE	0	14.40	172.80	0.00	(172.80)	0.00
01-557-145	ECO DEV - WORKERS COMP	44	0.00	53.40	0.00	(9.40)	121.36
01-557-150	ECO DEV - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-557-155	ECO DEV - RETIREMENT	2,456	217.90	2,675.87	0.00	(219.87)	108.95
01-557-165	ECO DEV - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-557-185	ECO DEV - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		27,018	2,494.78	29,776.34	0.00	(2,758.34)	110.21
SUPPLIES							
01-557-203	ECO DEV - APPAREL	200	0.00	0.00	0.00	200.00	0.00
01-557-205	ECO DEV - GENERAL SUPPLIE	500	1.06	78.52	0.00	421.48	15.70
TOTAL SUPPLIES		700	1.06	78.52	0.00	621.48	11.22
SERVICES							
01-557-405	ECO DEV - PHONES	0	0.00	0.00	0.00	0.00	0.00
01-557-406	ECO DEV - PRO PRINTING	5,000	0.00	0.00	0.00	5,000.00	0.00
01-557-415	ECO DEV - LEGAL/PROFESSIO	57,000	0.00	40,020.07	0.00	16,979.93	70.21
01-557-420	ECO DEV - DUES/SUBSCRIPTI	1,500	0.00	525.00	0.00	975.00	35.00
01-557-425	ECO DEV - TRAVEL/TRAINING	2,000	0.00	0.00	0.00	2,000.00	0.00
01-557-450	ECO DEV - ANNUAL ALLIANCE	6,000	0.00	6,000.00	0.00	0.00	100.00
TOTAL SERVICES		71,500	0.00	46,545.07	0.00	24,954.93	65.10
MISCELLANEOUS							
01-557-510	ECO DEV - EMP APPRECIATIO	0	0.00	50.00	0.00	(50.00)	0.00
01-557-555	ECO DEV - BUSINESS EXPENS	2,100	0.00	2,064.99	0.00	35.01	98.33
TOTAL MISCELLANEOUS		2,100	0.00	2,114.99	0.00	(14.99)	100.71
CAPITAL EXPENDITURES							
01-557-625	ECO DEV - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-557-704	TRANSFER TO HOTEL FUND	0	0.00	0.00	0.00	0.00	0.00
01-557-705	TRANSFER TO OBJ FUND	0	0.00	0.00	0.00	0.00	0.00
01-557-717	ECON DEV-TRANS TO FUND 11	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 57-ECONOMIC DEVELOPMENT		101,318	2,495.84	78,514.92	0.00	22,803.08	77.49

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-558-105	PW STR - SALARIES	371,358	40,293.23	406,831.85	0.00	(35,473.85)	109.55
01-558-106	PW STR - ON CALL	5,200	239.25	3,169.70	0.00	2,030.30	60.96
01-558-110	PW STR - OVERTIME	30,000	2,923.28	31,597.88	0.00	(1,597.88)	105.33
01-558-115	PW STR - LONGEVITY	4,260	0.00	4,164.00	0.00	96.00	97.75
01-558-125	PW STR - AUTO ALLOWANCE	2,400	184.62	2,338.48	0.00	61.52	97.44
01-558-126	PW STR - CERTIFICATION	4,920	319.64	4,958.15	0.00	(38.15)	100.78
01-558-128	PW STR - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-558-135	PW STR - FICA	31,843	3,354.64	33,033.07	0.00	(1,190.07)	103.74
01-558-140	PW STR - HEALTH INS	114,527	11,990.01	106,777.00	0.00	7,750.00	93.23
01-558-141	PW STR - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-558-142	PW STR - INS COMMISSION	0	0.00	0.00	0.00	0.00	0.00
01-558-143	PW STR- PHONE ALLOWANCE	0	48.00	576.00	0.00	(576.00)	0.00
01-558-145	PW STR - WORKERS COMP	17,472	0.00	21,697.70	0.00	(4,225.70)	124.19
01-558-150	PW STR - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-558-155	PW STR - RETIREMENT	51,281	5,375.64	55,622.54	0.00	(4,341.54)	108.47
01-558-165	PW STR - MEDICAL EXPENSE	0	90.00	1,295.00	0.00	(1,295.00)	0.00
01-558-185	PW STR - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		633,261	64,818.31	672,061.37	0.00	(38,800.37)	106.13
SUPPLIES							
01-558-203	PW STR - APPAREL	4,500	255.27	6,510.78	0.00	(2,010.78)	144.68
01-558-205	PW STR - GENERAL SUPPLIES	10,000	172.91	10,977.17	0.00	(977.17)	109.77
01-558-210	PW STR - OFFICE SUPPLIES	700	175.24	577.90	0.00	122.10	82.56
01-558-213	PW STR - SIGN MATERIAL	17,000	0.00	7,898.21	0.00	9,101.79	46.46
01-558-215	PW STR - VEHICLE SUPPLIES	5,000	328.36	1,587.57	0.00	3,412.43	31.75
01-558-216	PW STR - FUEL EXPENSE	14,625	4,264.82	22,288.10	0.00	(7,663.10)	152.40
01-558-220	PW STR - EQUIPMENT SUPPLI	15,000	642.84	12,862.10	939.98	1,197.92	92.01
01-558-221	PW STR - SMALL EQUIPMENT	3,000	36.09	2,806.17	0.00	193.83	93.54
01-558-223	PW STR - EQUIPMENT RENTAL	1,500	0.00	415.00	0.00	1,085.00	27.67
01-558-225	PW STR - CHEMICAL SUPPLIE	1,000	26.58	92.08	0.00	907.92	9.21
TOTAL SUPPLIES		72,325	5,902.11	66,015.08	939.98	5,369.94	92.58
REPAIR & MAINTENANCE							
01-558-305	PW STR - R&M VEHICLES	3,000	0.00	3,280.45	15.00	(295.45)	109.85
01-558-310	PW STR - R&M EQUIPMENT	65,000	22,102.63	47,410.65	0.00	17,589.35	72.94
01-558-315	PW STR - R&M INFRASTRUCTU	60,000	16,140.11	44,629.25	1,968.25	13,402.50	77.66
01-558-316	PW STR - TRAFFIC LIGHTS	8,000	0.00	72.00	0.00	7,928.00	0.90
01-558-317	PW STR - ROAD PAINTING	20,000	0.00	0.00	10,370.40	9,629.60	51.85
01-558-318	PW STR - SIDEWALKS	60,000	0.00	58,358.50	0.00	1,641.50	97.26
01-558-320	PW STR - R&M BUILDING	65,000	(844.15)	11,814.60	0.00	53,185.40	18.18
TOTAL REPAIR & MAINTENANCE		281,000	37,398.59	165,565.45	12,353.65	103,080.90	63.32

01 -GENERAL FUND
DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-558-405	PW STR - PHONES	5,000	685.69	3,985.18	0.00	1,014.82	79.70
01-558-410	PW STR - UTILITIES	172,000	12,754.70	130,708.01	0.00	41,291.99	75.99
01-558-411	PW STR - LIGHTS	2,500	0.00	0.00	0.00	2,500.00	0.00
01-558-415	PW STR - LEGAL/PROFESSION	45,000	0.00	11,584.68	1,900.00	31,515.32	29.97
01-558-420	PW STR - DUES/SUBSCRIPTIO	500	0.00	370.00	0.00	130.00	74.00
01-558-425	PW STR - TRAVEL/TRAINING	2,000	0.00	2,023.70	0.00	(23.70)	101.19
01-558-455	PW STR - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
01-558-465	PW STR - SPEC EVENTS/PROJ	2,000	0.00	0.00	0.00	2,000.00	0.00
01-558-499	PW STR - MISCELLANEOUS	2,200	0.00	0.00	0.00	2,200.00	0.00
TOTAL SERVICES		231,200	13,440.39	148,671.57	1,900.00	80,628.43	65.13
MISCELLANEOUS							
01-558-506	PW STR - VEHICLE INSURANC	8,700	0.00	6,090.26	0.00	2,609.74	70.00
01-558-510	PW STR - EMP APPRECIATION	25	300.00	400.00	0.00	(375.00)	1,600.00
01-558-520	PW STR - CONTINGENCY	25,000	1,196.50	1,857.44	0.00	23,142.56	7.43
01-558-535	PW STR - LEASE PAYMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		33,725	1,496.50	8,347.70	0.00	25,377.30	24.75
CAPITAL EXPENDITURES							
01-558-601	PW STR - VEHICLE CE	0	0.00	1,671.00	0.00	(1,671.00)	0.00
01-558-612	PW STR - OVERLAYS	0	0.00	0.00	0.00	0.00	0.00
01-558-613	PW STR - SIDEWALKS	0	0.00	0.00	0.00	0.00	0.00
01-558-615	PW STR - INFRASTRUCTURE C	0	0.00	0.00	0.00	0.00	0.00
01-558-625	PW STR - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	1,671.00	0.00	(1,671.00)	0.00
OTHER							
01-558-701	PW-TRANSFER TO GF	0	0.00	0.00	0.00	0.00	0.00
01-558-703	PW-TRANSFER GCC MATCH	0	0.00	0.00	0.00	0.00	0.00
01-558-705	PW-TRANSFER TO DEBT SERVI	0	0.00	0.00	0.00	0.00	0.00
01-558-719	PW-TRANSFER TO CAPITAL FU	0	0.00	0.00	0.00	0.00	0.00
01-558-721	PW-TRANSFER TO 2018 BOND	0	0.00	0.00	0.00	0.00	0.00
01-558-722	PW-TRANSFER TO GF FOR ADM	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 58-PUBLIC WORKS		1,251,511	123,055.90	1,062,332.17	15,193.63	173,985.20	86.10

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

01 -GENERAL FUND

DEPARTMENT - 59-NON-DEPARTMENTAL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-559-141	HEALTH INS-SUBSIDY	2,250	(1,059.00)	(6,365.01)	0.00	8,615.01	282.89-
01-559-142	NON DEPT INS COMMISSION	26,130	5,583.34	30,708.37	2,791.63	(7,370.00)	128.21
TOTAL PERSONNEL SERVICES		28,380	4,524.34	24,343.36	2,791.63	1,245.01	95.61
SUPPLIES							
01-559-205	NON-DEPT SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
01-559-405	TELEPHONE EXPENSE	30,000	2,998.98	29,464.99	0.00	535.01	98.22
01-559-460	NON-DEPT-ANNUAL SOFTWARE	0	0.00	0.00	0.00	0.00	0.00
01-559-465	NON-DEPT-GARBAGE BAGS	0	0.00	0.00	0.00	0.00	0.00
01-559-474	NON-DEPT-APPRECIATION EXP	0	0.00	0.00	0.00	0.00	0.00
01-559-475	BANK CHARGES	7,000	133.45	2,224.81	0.00	4,775.19	31.78
01-559-476	MAINT AGREEMENT OF TELEP	0	0.00	0.00	0.00	0.00	0.00
01-559-477	SALARY SURVEY IMPLEMENTAI	0	0.00	0.00	0.00	0.00	0.00
01-559-478	NEWSLETTER	0	0.00	0.00	0.00	0.00	0.00
01-559-479	DEVELOP-INCENTIVE TAX REB	67,900	0.00	0.00	0.00	67,900.00	0.00
01-559-480	SOLID WASTE COST	1,819,016	161,537.98	1,600,964.42	0.00	218,051.58	88.01
01-559-499	NON-DEPT MISCELLANEOUS	30,000	515.41	30,169.08	0.00	(169.08)	100.56
TOTAL SERVICES		1,953,916	165,185.82	1,662,823.30	0.00	291,092.70	85.10
MISCELLANEOUS							
01-559-505	GENERAL INSURANCE	0	594.00	594.00	0.00	(594.00)	0.00
01-559-520	NON-DEPT-CONTINGENCY	85,000	3,672.81	120,432.14	398.00	(35,830.14)	142.15
01-559-521	TEXAS GULF BANK PAY OFF	0	0.00	0.00	0.00	0.00	0.00
01-559-555	BAD DEBT EXPENSE	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL MISCELLANEOUS		115,000	4,266.81	121,026.14	398.00	(6,424.14)	105.59
CAPITAL EXPENDITURES							
01-559-625	NON-DEPT-CAPITAL	0	0.00	0.00	0.00	0.00	0.00
01-559-635	CAPITAL UPGRADES	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-559-707	TRANSFER TO MC TECHNOLOGY	3,723	0.00	0.00	0.00	3,723.00	0.00
01-559-713	TRANSFER TO KAB	0	0.00	0.00	0.00	0.00	0.00
01-559-717	TRANSFER TO DOWNTOWN REVI	0	0.00	0.00	0.00	0.00	0.00
01-559-726	TRANSFER TO CITY WIDE REP	0	0.00	0.00	0.00	0.00	0.00
01-559-743	TRANSFER TO PARKS FUND	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		3,723	0.00	0.00	0.00	3,723.00	0.00
TOTAL 59-NON-DEPARTMENTAL		2,101,019	173,976.97	1,808,192.80	3,189.63	289,636.57	86.21

01 -GENERAL FUND
DEPARTMENT - 63-ST-RT OF WAY MAINT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-563-105	PARK ROW - SALARIES	189,371	18,309.00	204,954.48	0.00	(15,583.48)	108.23
01-563-110	PARK ROW - OVERTIME	3,500	0.00	1,689.92	0.00	1,810.08	48.28
01-563-115	PARK ROW - LONGEVITY	1,860	0.00	840.00	0.00	1,020.00	45.16
01-563-126	PARK ROW - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-563-128	PARK ROW - SPECIAL JOB PA	0	0.00	0.00	0.00	0.00	0.00
01-563-135	PARK ROW - FICA	14,897	1,394.42	14,246.66	0.00	650.34	95.63
01-563-140	PARK ROW - HEALTH INS	62,626	5,802.00	62,375.13	0.00	250.87	99.60
01-563-141	PARK ROW - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-563-145	PARK ROW - WORKERS COMP	3,000	0.00	2,701.10	0.00	298.90	90.04
01-563-150	PARK ROW - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-563-155	PARK ROW - RETIREMENT	24,000	2,248.33	25,528.02	0.00	(1,528.02)	106.37
01-563-165	PARK ROW - MEDICAL EXPENS	100	0.00	0.00	0.00	100.00	0.00
01-563-185	PARK ROW - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		299,354	27,753.75	312,335.31	0.00	(12,981.31)	104.34
SUPPLIES							
01-563-215	PARK ROW - VEHICLE SUPPLI	0	0.00	0.00	0.00	0.00	0.00
01-563-216	PARK ROW - FUEL EXPENSE	6,375	0.00	1,930.25	0.00	4,444.75	30.28
01-563-220	PARK ROW - EQUIPMENT SUPP	5,366	17.73	3,349.84	0.00	2,016.16	62.43
TOTAL SUPPLIES		11,741	17.73	5,280.09	0.00	6,460.91	44.97
REPAIR & MAINTENANCE							
01-563-310	PARK ROW - R&M EQUIPMENT	5,500	461.34	5,119.59	0.00	380.41	93.08
TOTAL REPAIR & MAINTENANCE		5,500	461.34	5,119.59	0.00	380.41	93.08
MISCELLANEOUS							
01-563-510	PARK ROW - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
01-563-601	PARK ROW - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-563-625	PARK ROW - EQUIPMENT CE	1,134	0.00	0.00	0.00	1,134.00	0.00
TOTAL CAPITAL EXPENDITURES		1,134	0.00	0.00	0.00	1,134.00	0.00
TOTAL 63-ST-RT OF WAY MAINT		317,729	28,232.82	322,734.99	0.00	(5,005.99)	101.58
TOTAL EXPENDITURES		15,670,157	1,289,885.57	13,303,765.48	253,324.91	2,113,066.61	86.52
REVENUE OVER/(UNDER) EXPENDITURES		0	(671,111.50)	(388,420.74)	(253,324.91)	641,745.65	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

02 -STREET FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OTHER TAXES						
02-300-200 SALES TAX	0	0.00	0.00	0.00	0.00	0.00
02-300-240 SALES TAX ABL'S SHARE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER TAXES	0	0.00	0.00	0.00	0.00	0.00
PARKS & RECREATION						
02-300-725 LEASE PURCHASE REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS						
02-300-800 INTEREST INCOME	25,000	557.58	5,562.23	0.00	19,437.77	22.25
02-300-895 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-300-899 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	25,000	557.58	5,562.23	0.00	19,437.77	22.25
TRANSFERS						
02-300-902 TRANSFER FROM FUND BALANCE	2,795,000	0.00	125,000.00	0.00	2,670,000.00	4.47
TOTAL TRANSFERS	2,795,000	0.00	125,000.00	0.00	2,670,000.00	4.47
TOTAL REVENUE	2,820,000	557.58	130,562.23	0.00	2,689,437.77	4.63

02 -STREET FUND
DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
02-558-105	STREET - SALARIES	0	0.00	0.00	0.00	0.00	0.00
02-558-106	STREET - ON CALL	0	0.00	0.00	0.00	0.00	0.00
02-558-107	STREET - GIS SALARY	0	0.00	0.00	0.00	0.00	0.00
02-558-110	STREET - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
02-558-115	STREET - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
02-558-120	STREET - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
02-558-125	STREET - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
02-558-126	STREET - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
02-558-128	STREET - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
02-558-135	STREET - FICA	0	0.00	0.00	0.00	0.00	0.00
02-558-140	STREET - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
02-558-141	STREET - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
02-558-142	STREET - INS COMMISSION	0	0.00	0.00	0.00	0.00	0.00
02-558-145	STREET - WORKER'S COMP	0	0.00	0.00	0.00	0.00	0.00
02-558-155	STREET - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-185	STREET - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
02-558-189	STREET - HEALTH INS INCRE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
02-558-203	STREET - APPAREL	0	0.00	0.00	0.00	0.00	0.00
02-558-205	STREET - GENERAL SUPPLIES	0	0.00	(394.30)	0.00	394.30	0.00
02-558-210	STREET - OFFICE SUPPLIES	0	0.00	197.15	0.00	(197.15)	0.00
02-558-213	STREET - SIGN MATERIAL	0	0.00	0.00	0.00	0.00	0.00
02-558-215	STREET - VEHICLE SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
02-558-216	STREET - FUEL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-558-220	STREET - EQUIPMENT SUPPLI	0	0.00	0.00	0.00	0.00	0.00
02-558-221	STREET - SMALL EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-223	STREET - EQUIPMENT RENTAL	0	0.00	0.00	0.00	0.00	0.00
02-558-225	STREET - CHEMICALS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	(197.15)	0.00	197.15	0.00
REPAIR & MAINTENANCE							
02-558-305	STREET - VEHICLE MAINTENA	0	0.00	0.00	0.00	0.00	0.00
02-558-310	STREET - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-315	STREET - R&M INFRASTRUCTU	0	0.00	0.00	0.00	0.00	0.00
02-558-316	STREET - TRAFFIC LIGHTS	0	0.00	0.00	0.00	0.00	0.00
02-558-317	STREET - ROAD PAINTING	0	0.00	0.00	0.00	0.00	0.00
02-558-318	STREET - SIDEWALKS	0	0.00	0.00	0.00	0.00	0.00
02-558-320	STREET - R&M BUILDING	0	0.00	0.00	0.00	0.00	0.00
TOTAL REPAIR & MAINTENANCE		0	0.00	0.00	0.00	0.00	0.00

02 -STREET FUND
DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
02-558-405	STREET - TELEPHONE	0	0.00	0.00	0.00	0.00	0.00
02-558-410	STREET - UTILITIES	0	0.00	0.00	0.00	0.00	0.00
02-558-411	STREET - LIGHTS	0	0.00	0.00	0.00	0.00	0.00
02-558-415	STREET - LEGAL/PROFESSION	0	0.00	0.00	0.00	0.00	0.00
02-558-420	STREET - DUES/SUBSCRIPTIO	0	0.00	0.00	0.00	0.00	0.00
02-558-425	STREET - TRAVEL/TRAINING	0	0.00	0.00	0.00	0.00	0.00
02-558-455	STREET - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
02-558-465	STREET - SPEC PROJECT/EVE	0	0.00	0.00	0.00	0.00	0.00
02-558-499	STREET - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
02-558-501	SALES TAX TO GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
02-558-506	STREET - VEHICLE INSURANC	0	0.00	0.00	0.00	0.00	0.00
02-558-510	STREET - EMPLOYEE APPRECI	0	0.00	0.00	0.00	0.00	0.00
02-558-511	STREET - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-558-515	STREET - NISTOY DEBT PAYM	0	0.00	0.00	0.00	0.00	0.00
02-558-530	STREET - CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
02-558-535	STREET - LEASE PAYMENTS	0	0.00	0.00	0.00	0.00	0.00
02-558-536	STREET - LEASE PAYMENTS B	0	0.00	0.00	0.00	0.00	0.00
02-558-540	STREET - SALES TAX ABLC	0	0.00	0.00	0.00	0.00	0.00
02-558-577	STREET - SALARY SURVEY IM	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
02-558-601	STREET - VEHICLES	0	0.00	0.00	0.00	0.00	0.00
02-558-608	STREET - EQUIPMENT PURCHA	0	0.00	0.00	0.00	0.00	0.00
02-558-612	STREET - OVERLAYS	320,000	0.00	6,310.08	0.00	313,689.92	1.97
02-558-613	STREET - CE SIDEWALKS	100,000	0.00	63,823.00	0.00	36,177.00	63.82
02-558-615	STREET - CE INFRASTRUCTUR	100,000	0.00	58,533.00	0.00	41,467.00	58.53
TOTAL CAPITAL EXPENDITURES		520,000	0.00	128,666.08	0.00	391,333.92	24.74
OTHER							
02-558-701	TRANSFER TO G.F.	0	0.00	0.00	0.00	0.00	0.00
02-558-703	GCC MATCH	0	0.00	0.00	0.00	0.00	0.00
02-558-705	TRANSFER TO DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
02-558-714	TRANS FOR CAPT-REPLACEMEN	0	0.00	0.00	0.00	0.00	0.00
02-558-715	TRANS MATCH SIDEWALK PROJ	0	0.00	0.00	0.00	0.00	0.00
02-558-718	TRANSF TO GLO GRANT FUND1	0	0.00	0.00	0.00	0.00	0.00
02-558-719	TRANSFER TO CAPITAL FUND	0	0.00	0.00	0.00	0.00	0.00
02-558-721	TRANSFER TO 2018 BOND ISS	2,300,000	0.00	0.00	0.00	2,300,000.00	0.00
02-558-722	TRANS TO GF FOR ADMIN EXP	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		2,300,000	0.00	0.00	0.00	2,300,000.00	0.00
TOTAL 58-PUBLIC WORKS		2,820,000	0.00	128,468.93	0.00	2,691,531.07	4.56

02 -STREET FUND
DEPARTMENT - 63-ST-RT OF WAY MAINT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
02-563-105	RT OF WAY - SALARIES	0	0.00	0.00	0.00	0.00	0.00
02-563-110	RT OF WAY - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
02-563-115	RT OF WAY - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
02-563-120	RT OF WAY - HURRICANE OT	0	0.00	0.00	0.00	0.00	0.00
02-563-135	RT OF WAY - FICA	0	0.00	0.00	0.00	0.00	0.00
02-563-140	RT OF WAY - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
02-563-141	RT OF WAY - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
02-563-145	RT OF WAY - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
02-563-155	RT OF WAY - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
02-563-185	RT OF WAY - PAYROLL ACCRU	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
02-563-215	RT OF WAY - VEHICLE SUPPL	0	0.00	0.00	0.00	0.00	0.00
02-563-216	RT OF WAY - FUEL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-563-220	RT OF WAY - EQUIPMENT SUP	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
REPAIR & MAINTENANCE							
02-563-310	RT OF WAY - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL REPAIR & MAINTENANCE		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
02-563-510	RT OF WAY - EMP APPRECIAT	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
02-563-610	RT OF WAY - VEHICLES	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 63-ST-RT OF WAY MAINT		0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		2,820,000	0.00	128,468.93	0.00	2,691,531.07	4.56
REVENUE OVER/(UNDER) EXPENDITURES		0	557.58	2,093.30	0.00	(2,093.30)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

03 -WATER FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
UTILITIES INCOME						
03-300-300 WATER INCOME	4,178,951	374,779.70	3,409,176.93	0.00	769,774.07	81.58
03-300-301 WATER REVENUE	25,000	226.36	1,238.61	0.00	23,761.39	4.95
03-300-303 CAF-WATER	70,406	0.00	6,977.10	0.00	63,428.90	9.91
03-300-305 SEWER INCOME	2,257,289	189,371.90	1,776,212.84	0.00	481,076.16	78.69
03-300-306 DOMESTIC SEWER	190,000	20,292.56	188,826.56	0.00	1,173.44	99.38
03-300-307 CAF-SEWER	43,203	0.00	27,665.43	0.00	15,537.57	64.04
03-300-310 GARBAGE INCOME	0	0.00	0.00	0.00	0.00	0.00
03-300-311 RECYCLING INCOME	3,200	230.00	2,714.95	0.00	485.05	84.84
03-300-315 CONNECTION INCOME	20,000	2,000.00	17,125.00	0.00	2,875.00	85.63
03-300-320 PENALTY INCOME	222,000	14,116.77	132,183.43	0.00	89,816.57	59.54
03-300-325 WATER TAPS	32,175	2,400.00	26,225.00	0.00	5,950.00	81.51
03-300-330 SEWER TAPS	28,600	2,600.00	21,850.00	0.00	6,750.00	76.40
03-300-331 2-WEEK CLEAN UP FEE	250	0.00	230.00	0.00	20.00	92.00
03-300-333 TRANSFER FEES	1,500	100.00	1,675.00	0.00	(175.00)	111.67
03-300-334 RECONNECT FEE	210,000	9,075.00	75,200.00	0.00	134,800.00	35.81
03-300-337 LOCK REFUND	0	125.00	925.00	0.00	(925.00)	0.00
TOTAL UTILITIES INCOME	7,282,574	615,317.29	5,688,225.85	0.00	1,594,348.15	78.11
FINES & PENALTIES						
03-300-407 USER FEE REVENUE	38,000	2,976.00	32,478.00	0.00	5,522.00	85.47
TOTAL FINES & PENALTIES	38,000	2,976.00	32,478.00	0.00	5,522.00	85.47
PARKS & RECREATION						
03-300-719 LOAN PROCEEDS-INTERNAL FUND	0	0.00	0.00	0.00	0.00	0.00
03-300-725 LEASE PURCHASE LOAN REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS						
03-300-800 INTEREST INCOME	22,600	490.10	4,763.85	0.00	17,836.15	21.08
03-300-802 FEMA REIMBURSEMENTS-HARVEY	0	0.00	0.00	0.00	0.00	0.00
03-300-820 CASH OVER/SHORT	0	0.00	(25.00)	0.00	25.00	0.00
03-300-892 MISCELLANEOUS REVENUE	0	0.00	(6,885.90)	0.00	6,885.90	0.00
03-300-895 CLEARWIRE AGREEMENT	42,000	3,629.61	32,523.09	0.00	9,476.91	77.44
03-300-898 GAIN/LOSS ON DISPOSAL OF ASS	0	5,757.42	8,607.42	0.00	(8,607.42)	0.00
03-300-899 MISCELLANEOUS	10,000	8,273.99	38,123.80	0.00	(28,123.80)	381.24
TOTAL MISCELLANEOUS	74,600	18,151.12	77,107.26	0.00	(2,507.26)	103.36
TRANSFERS						
03-300-900 TRANSFER FROM FUND BALANCE	457,000	0.00	457,000.00	0.00	0.00	100.00
03-300-911 TRANSFER FROM FUND 111	0	0.00	0.00	0.00	0.00	0.00
03-300-920 TRANSFER FROM FUND 120	0	0.00	0.00	0.00	0.00	0.00
03-300-923 TRANSF FROM FUND 123	0	0.00	0.00	0.00	0.00	0.00
03-300-972 TRANSFER FROM FUND 72	0	0.00	0.00	0.00	0.00	0.00
03-300-973 TRANSFER FROM FUND 73	0	0.00	0.00	0.00	0.00	0.00
03-300-976 TRANSFER FROM FUND 76	0	0.00	0.00	0.00	0.00	0.00
03-300-977 TRANSFER FROM FUND 77	0	0.00	0.00	0.00	0.00	0.00
03-300-978 TRANSFER FROM FUND 78	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	457,000	0.00	457,000.00	0.00	0.00	100.00

03 -WATER FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL REVENUE	7,852,174	636,444.41	6,254,811.11	0.00	1,597,362.89	79.66

Item 7.

03 -WATER FUND
DEPARTMENT - 60-COLLECTIONS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-560-105	COLLECT - SALARIES	123,452	9,355.11	111,260.89	0.00	12,191.11	90.12
03-560-110	COLLECT - OVERTIME	600	163.13	813.88	0.00	(213.88)	135.65
03-560-115	COLLECT - LONGEVITY	1,080	0.00	1,140.00	0.00	(60.00)	105.56
03-560-126	COLLECT - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
03-560-128	COLLECT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-560-135	COLLECT - FICA	8,498	681.16	7,697.73	0.00	800.27	90.58
03-560-140	COLLECT - HEALTH INS	38,175	1,101.80	31,659.58	0.00	6,515.42	82.93
03-560-141	COLLECT - INS SUBSIDY	1,985	0.00	0.00	0.00	1,985.00	0.00
03-560-142	COLLECT - INS COMMISSION	5,500	0.00	0.00	0.00	5,500.00	0.00
03-560-145	COLLECT - WORKERS COMP	244	0.00	0.00	0.00	244.00	0.00
03-560-150	COLLECT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-560-155	COLLECT - RETIREMENT	13,686	982.25	12,399.18	0.00	1,286.82	90.60
03-560-160	COLLECT - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-560-161	COLLECT - OPEB EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-560-165	COLLECT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-560-185	COLLECT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		193,220	12,283.45	164,971.26	0.00	28,248.74	85.38
SUPPLIES							
03-560-203	COLLECT - APPAREL	1,065	0.00	0.00	0.00	1,065.00	0.00
03-560-205	COLLECT - GENERAL SUPPLIE	650	28.95	615.36	0.00	34.64	94.67
03-560-211	COLLECT - POSTAGE	49,000	4,500.00	45,205.01	0.00	3,794.99	92.26
03-560-220	COLLECT - EQUIPMENT SUPPL	3,500	180.05	1,152.07	0.00	2,347.93	32.92
03-560-225	COLLECT - BILLING SUPPLIE	6,500	1,762.80	6,564.62	0.00	(64.62)	100.99
TOTAL SUPPLIES		60,715	6,471.80	53,537.06	0.00	7,177.94	88.18
REPAIR & MAINTENANCE							
03-560-310	COLLECT - ANNUAL MAINT FE	23,000	486.18	22,977.54	0.00	22.46	99.90
TOTAL REPAIR & MAINTENANCE		23,000	486.18	22,977.54	0.00	22.46	99.90
SERVICES							
03-560-405	COLLECT - PHONES	720	120.00	600.00	0.00	120.00	83.33
03-560-415	COLLECT - LEGAL/PROFESSIO	5,000	0.00	0.00	0.00	5,000.00	0.00
03-560-425	COLLECT - TRAVEL/TRAINING	1,000	0.00	108.17	0.00	891.83	10.82
03-560-455	COLLECT - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
03-560-476	COLLECT - CREDIT CARD FEE	20,000	3,154.40	29,591.51	0.00	(9,591.51)	147.96
03-560-477	COLLECT - INTERNET CC FE	35,000	4,137.03	44,274.94	0.00	(9,274.94)	126.50
TOTAL SERVICES		61,720	7,411.43	74,574.62	0.00	(12,854.62)	120.83

03 -WATER FUND
DEPARTMENT - 60-COLLECTIONS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
03-560-503	COLLECT - SURETY/NOTARY F	0	0.00	0.00	0.00	0.00	0.00
03-560-507	COLLECT - BUILDING INSURA	65,000	0.00	27,631.50	0.00	37,368.50	42.51
03-560-508	COLLECT - INSURANCE COMMI	0	0.00	0.00	0.00	0.00	0.00
03-560-510	COLLECT - EMP APPRECIATIO	0	0.00	0.00	0.00	0.00	0.00
03-560-516	COLLECT - AMORT/ISSUE COS	0	0.00	0.00	0.00	0.00	0.00
03-560-535	COLLECT - LEASE PAYMENTS	3,400	150.00	1,546.62	0.00	1,853.38	45.49
03-560-545	COLLECT - DEPRECIATION	0	0.00	0.00	0.00	0.00	0.00
03-560-555	COLLECT - BAD DEBT EXPENS	75,000	0.00	0.00	0.00	75,000.00	0.00
03-560-599	COLLECT - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		143,400	150.00	29,178.12	0.00	114,221.88	20.35
CAPITAL EXPENDITURES							
03-560-625	COLLECT - EQUIPMENT CE	1,200	499.00	847.93	0.00	352.07	70.66
TOTAL CAPITAL EXPENDITURES		1,200	499.00	847.93	0.00	352.07	70.66
OTHER							
03-560-700	TRANSFER TO FUND BALANCE	8,951	0.00	0.00	0.00	8,951.00	0.00
03-560-701	WATER-TRANS TO CAPT-ENTER	22,600	1,883.33	20,716.63	0.00	1,883.37	91.67
03-560-702	TRANSFER TO GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
03-560-704	TRANSFER TO HOTEL	0	0.00	0.00	0.00	0.00	0.00
03-560-719	TRANSFER TO CAPITAL LOAN	10,200	850.00	9,350.00	0.00	850.00	91.67
03-560-726	TRANSFER TO CITY WIDE REP	0	0.00	0.00	0.00	0.00	0.00
03-560-741	TRANSFTO FUND 41 UNEMPLOY	1,987	0.00	1,987.00	0.00	0.00	100.00
03-560-760	TRANSFER TO REC CENTER	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		43,738	2,733.33	32,053.63	0.00	11,684.37	73.29
TOTAL 60-COLLECTIONS		526,993	30,035.19	378,140.16	0.00	148,852.84	71.75

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

03 -WATER FUND

DEPARTMENT - 65-WATER DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-565-105	WATER - SALARIES	348,031	24,314.29	305,076.20	0.00	42,954.80	87.66
03-565-106	WATER - ON CALL	6,000	398.75	4,744.40	0.00	1,255.60	79.07
03-565-110	WATER - OVERTIME	30,000	3,563.77	36,472.72	0.00	(6,472.72)	121.58
03-565-115	WATER - LONGEVITY	4,944	0.00	4,344.00	0.00	600.00	87.86
03-565-120	WATER - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
03-565-125	WATER - AUTO ALLOWANCE	3,600	276.92	3,507.68	0.00	92.32	97.44
03-565-126	WATER - CERTIFICATION	3,500	394.24	8,180.55	0.00	(4,680.55)	233.73
03-565-128	WATER - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-565-135	WATER - FICA	29,801	2,035.77	24,443.43	0.00	5,357.57	82.02
03-565-140	WATER - HEALTH INS	89,076	5,569.08	63,336.09	0.00	25,739.91	71.10
03-565-141	WATER - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
03-565-143	WATER- PHONE ALLOWANCE	0	36.00	432.00	0.00	(432.00)	0.00
03-565-145	WATER - WORKERS COMP	10,905	0.00	9,816.93	0.00	1,088.07	90.02
03-565-150	WATER - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-565-155	WATER - RETIREMENT	43,777	3,166.03	39,480.93	0.00	4,296.07	90.19
03-565-160	WATER - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-565-165	WATER - MEDICAL EXPENSE	500	0.00	85.00	0.00	415.00	17.00
03-565-185	WATER - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		570,134	39,754.85	499,919.93	0.00	70,214.07	87.68
SUPPLIES							
03-565-203	WATER - APPAREL	4,000	58.22	3,339.41	0.00	660.59	83.49
03-565-205	WATER - GENERAL SUPPLIES	9,000	502.00	10,360.08	0.00	(1,360.08)	115.11
03-565-210	WATER - OFFICE SUPPLIES	5,000	29.97	1,158.03	0.00	3,841.97	23.16
03-565-215	WATER - VEHICLE SUPPLIES	3,500	48.09	1,715.70	0.00	1,784.30	49.02
03-565-216	WATER - FUEL EXPENSE	18,000	5,231.52	18,636.02	0.00	(636.02)	103.53
03-565-220	WATER - EQUIPMENT SUPPLIE	3,000	626.16	5,158.51	0.00	(2,158.51)	171.95
03-565-221	WATER - SMALL EQUIPMENT	4,000	0.00	0.00	0.00	4,000.00	0.00
03-565-224	WATER - WATER PURCHASES	2,154,960	183,024.00	1,794,816.00	0.00	360,144.00	83.29
03-565-225	WATER - CHEMICAL SUPPLIES	10,000	1,765.45	6,972.02	0.00	3,027.98	69.72
03-565-226	CHEMICALS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		2,211,460	191,285.41	1,842,155.77	0.00	369,304.23	83.30
REPAIR & MAINTENANCE							
03-565-305	WATER - R&M VEHICLES	5,000	76.50	4,505.74	73.00	421.26	91.57
03-565-310	WATER - R&M EQUIPMENT	10,000	750.00	13,794.80	0.00	(3,794.80)	137.95
03-565-311	WATER - METERS	10,000	0.00	2,496.87	0.00	7,503.13	24.97
03-565-315	WATER - R&M INFRASTRUCTUR	100,000	37,564.72	160,884.57	0.00	(60,884.57)	160.88
03-565-320	WATER - R&M BUILDINGS	35,000	0.00	3,615.10	0.00	31,384.90	10.33
03-565-325	WATER - R&M OTHER	0	0.00	0.00	0.00	0.00	0.00
03-565-330	WATER - HYDRANT PAINTING	7,500	0.00	0.00	0.00	7,500.00	0.00
TOTAL REPAIR & MAINTENANCE		167,500	38,391.22	185,297.08	73.00	(17,870.08)	110.67

03 -WATER FUND
DEPARTMENT - 65-WATER DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
03-565-405	WATER - PHONES	10,000	1,833.98	9,657.37	0.00	342.63	96.57
03-565-410	WATER - UTILITIES	46,000	3,644.21	39,821.93	0.00	6,178.07	86.57
03-565-415	WATER - LEGAL/PROFESSIONA	45,000	358.13	29,064.13	0.00	15,935.87	64.59
03-565-416	WATER - REGULATORY FEES	30,000	0.00	23,211.65	0.00	6,788.35	77.37
03-565-417	WATER - LABORATORY FEES	25,000	375.00	13,717.01	0.00	11,282.99	54.87
03-565-420	WATER - DUES/SUBSCRIPTION	310	268.94	348.94	0.00	(38.94)	112.56
03-565-425	WATER - TRAVEL/TRAINING	4,000	0.00	4,208.50	0.00	(208.50)	105.21
03-565-440	WATER - RENTAL EXPENSE	500	25.48	122.66	0.00	377.34	24.53
03-565-455	WATER - CONTRACT LABOR	0	0.00	7,507.16	0.00	(7,507.16)	0.00
TOTAL SERVICES		160,810	6,505.74	127,659.35	0.00	33,150.65	79.39
MISCELLANEOUS							
03-565-506	WATER - VEHICLE INSURANCE	2,610	0.00	14,259.94	0.00	(11,649.94)	546.36
03-565-510	WATER - EMP APPRECIATION	275	0.00	0.00	0.00	275.00	0.00
03-565-520	WATER - CONTINGENCY	25,000	0.00	3,700.00	0.00	21,300.00	14.80
03-565-532	WATER - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-565-535	WATER - LEASE PAYMENTS	2,500	149.00	2,977.73	0.00	(477.73)	119.11
03-565-550	WATER - EMERG MANAGEMENT	25,000	4,939.05	22,907.40	0.00	2,092.60	91.63
03-565-570	WATER - EMG MGMT GENERATO	0	0.00	0.00	0.00	0.00	0.00
03-565-599	WATER - MISCELLANEOUS	8,000	0.00	99.04	0.00	7,900.96	1.24
TOTAL MISCELLANEOUS		63,385	5,088.05	43,944.11	0.00	19,440.89	69.33
CAPITAL EXPENDITURES							
03-565-605	WATER - LEASE/PURCHASE CE	10,000	0.00	7,663.88	0.00	2,336.12	76.64
03-565-610	WATER - UPGRADE EXIST LIN	50,000	0.00	105.00	0.00	49,895.00	0.21
03-565-626	WATER - SMALL EQUIPMENT C	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		60,000	0.00	7,768.88	0.00	52,231.12	12.95
OTHER							
03-565-701	WATER-TRANSFER TO GENERAL	0	0.00	0.00	0.00	0.00	0.00
03-565-705	WATER TRANSFER TO DEBT SE	649,387	54,115.58	595,271.38	0.00	54,115.62	91.67
03-565-711	TRANS TO CENTRAL ASSB OF	0	0.00	0.00	0.00	0.00	0.00
03-565-719	TRANSFER TO CAPTIAL LOAN	0	0.00	0.00	0.00	0.00	0.00
03-565-723	TRANS TO GF FOR ADMIN EXP	0	0.00	0.00	0.00	0.00	0.00
03-565-741	TRANSF TO FUND 41 UNEMPLO	0	0.00	0.00	0.00	0.00	0.00
03-565-781	TRANSFER TO CAPITAL WT& S	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		649,387	54,115.58	595,271.38	0.00	54,115.62	91.67
TOTAL 65-WATER DEPARTMENT		3,882,676	335,140.85	3,302,016.50	73.00	580,586.50	85.05

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

03 -WATER FUND

DEPARTMENT - 70-SEWER DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-570-105	SEWER - SALARIES	465,297	25,604.08	311,375.35	0.00	153,921.65	66.92
03-570-106	SEWER - ON CALL	6,000	377.00	3,925.15	0.00	2,074.85	65.42
03-570-110	SEWER - OVERTIME	30,000	3,274.78	28,996.51	0.00	1,003.49	96.66
03-570-115	SEWER - LONGEVITY	4,656	0.00	3,072.00	0.00	1,584.00	65.98
03-570-120	SEWER - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
03-570-126	SEWER - CERTIFICATION	1,080	65.00	2,047.17	0.00	(967.17)	189.55
03-570-128	SEWER - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-570-135	SEWER - FICA	30,267	2,209.06	25,421.90	0.00	4,845.10	83.99
03-570-140	SEWER - HEALTH INS	114,527	8,860.98	93,957.72	0.00	20,569.28	82.04
03-570-141	SEWER - INS SUBSIDY	1,985	0.00	0.00	0.00	1,985.00	0.00
03-570-143	SEWER- PHONE ALLOWANCE	0	36.00	432.00	0.00	(432.00)	0.00
03-570-145	SEWER - WORKERS COMP	9,432	0.00	8,275.63	0.00	1,156.37	87.74
03-570-150	SEWER - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-570-155	SEWER - RETIREMENT	48,744	3,600.60	43,053.70	0.00	5,690.30	88.33
03-570-160	SEWER - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-570-165	SEWER - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-570-185	SEWER - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		711,988	44,027.50	520,557.13	0.00	191,430.87	73.11
SUPPLIES							
03-570-203	SEWER - APPAREL	4,000	417.88	3,826.75	873.93	(700.68)	117.52
03-570-205	SEWER - GENERAL SUPPLIES	4,500	616.98	6,663.35	(167.92)	(1,995.43)	144.34
03-570-210	SEWER - OFFICE SUPPLIES	750	478.05	478.05	0.00	271.95	63.74
03-570-215	SEWER - VEHICLE SUPPLIES	3,000	174.95	2,641.67	0.00	358.33	88.06
03-570-216	SEWER - FUEL EXPENSE	12,500	3,382.60	16,317.88	0.00	(3,817.88)	130.54
03-570-220	SEWER - EQUIPMENT SUPPLIE	6,000	76.48	4,128.20	0.00	1,871.80	68.80
03-570-221	SEWER - SMALL EQUIPMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
03-570-223	SEWER - EQUIPMENT RENTAL	1,000	0.00	0.00	0.00	1,000.00	0.00
03-570-225	SEWER - CHEMICAL SUPPLIES	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL SUPPLIES		34,750	5,146.94	34,055.90	706.01	(11.91)	100.03
REPAIR & MAINTENANCE							
03-570-305	SEWER - R&M VEHICLES	6,000	15.00	4,207.33	0.00	1,792.67	70.12
03-570-310	SEWER - R&M EQUIPMENT	8,000	0.00	9,098.09	0.00	(1,098.09)	113.73
03-570-315	SEWER - R&M INFRASTRUCTUR	146,500	11,422.02	197,114.57	6,970.00	(57,584.57)	139.31
03-570-320	SEWER - R&M BUILDINGS	5,000	0.00	4,706.23	0.00	293.77	94.12
TOTAL REPAIR & MAINTENANCE		165,500	11,437.02	215,126.22	6,970.00	(56,596.22)	134.20
SERVICES							
03-570-405	SEWER - PHONES	2,000	241.59	761.34	0.00	1,238.66	38.07
03-570-410	SEWER - UTILITIES	77,000	5,515.56	54,563.65	0.00	22,436.35	70.86
03-570-415	SEWER - LEGAL/PROFESSIONA	20,000	0.00	11,967.50	0.00	8,032.50	59.84
03-570-420	SEWER - DUES/SUBSCRIPTION	160	0.00	0.00	0.00	160.00	0.00
03-570-425	SEWER - TRAVEL/TRAINING	1,000	0.00	974.08	0.00	25.92	97.41
TOTAL SERVICES		100,160	5,757.15	68,266.57	0.00	31,893.43	68.16

03 -WATER FUND
DEPARTMENT - 70-SEWER DEPARTMENT % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
03-570-506	SEWER - VEHICLE INSURANCE	825	0.00	3,225.32	0.00	(2,400.32)	390.95
03-570-508	SEWER - BOILER/MACHINE IN	9,703	0.00	0.00	0.00	9,703.00	0.00
03-570-510	SEWER - EMP APPRECIATION	125	300.00	300.00	0.00	(175.00)	240.00
03-570-520	SEWER - CONTINGENCY	18,500	0.00	18,673.97	0.00	(173.97)	100.94
03-570-530	SEWER-MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
03-570-532	SEWER - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		29,153	300.00	22,199.29	0.00	6,953.71	76.15
CAPITAL EXPENDITURES							
03-570-610	SEWER - UPGRADE EXIST LIN	120,000	34,686.70	113,286.70	0.00	6,713.30	94.41
03-570-623	SEWER - CAPTIAL PURCHASES	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL CAPITAL EXPENDITURES		145,000	34,686.70	113,286.70	0.00	31,713.30	78.13
OTHER							
03-570-701	SEWER-TRANSFER TO GENERAL	0	0.00	0.00	0.00	0.00	0.00
03-570-705	SEWER TRANSFER TO DEBT SE	649,387	54,115.58	595,271.38	0.00	54,115.62	91.67
03-570-711	TRANSTO CENTRAL ASSEM-FUN	0	0.00	0.00	0.00	0.00	0.00
03-570-720	TRRANS TO FUND 120	0	0.00	0.00	0.00	0.00	0.00
03-570-773	TRANSFER TO FUND 73-2015	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		649,387	54,115.58	595,271.38	0.00	54,115.62	91.67
TOTAL 70-SEWER DEPARTMENT		1,835,938	155,470.89	1,568,763.19	7,676.01	259,498.80	85.87

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

03 -WATER FUND

DEPARTMENT - 71-PLANT OPERATIONS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-571-105	PLANT OP - SALARIES	204,312	14,250.18	153,890.42	0.00	50,421.58	75.32
03-571-106	PLANT OP - ON CALL	5,300	203.00	2,349.00	0.00	2,951.00	44.32
03-571-110	PLANT OP - OVERTIME	30,000	3,116.00	36,115.95	0.00	(6,115.95)	120.39
03-571-115	PLANT OP - LONGEVITY	1,980	0.00	2,160.00	0.00	(180.00)	109.09
03-571-120	PLANT OP - HURRICANE OT P	0	0.00	0.00	0.00	0.00	0.00
03-571-126	PLANT OP - CERTIFICATION	7,500	596.20	11,153.70	0.00	(3,653.70)	148.72
03-571-128	PLANT OP - SPECIAL JOB PA	0	0.00	0.00	0.00	0.00	0.00
03-571-135	PLANT OP - FICA	19,056	1,528.94	16,978.70	0.00	2,077.30	89.10
03-571-140	PLANT OP - HEALTH INS	50,901	2,894.08	33,855.30	0.00	17,045.70	66.51
03-571-141	PLANT OP - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
03-571-145	PLANT OP - WORKERS COMP	4,327	0.00	5,417.70	0.00	(1,090.70)	125.21
03-571-150	PLANT OP - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-571-155	PLANT OP - RETIREMENT	27,780	2,222.20	25,070.45	0.00	2,709.55	90.25
03-571-160	PLANT OP - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-571-161	PLANT OP - OPEB EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-571-165	PLANT OP - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
03-571-185	PLANT OP - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		351,156	24,810.60	286,991.22	0.00	64,164.78	81.73
SUPPLIES							
03-571-203	PLANT OP - APPAREL	2,000	308.11	1,564.94	0.00	435.06	78.25
03-571-205	PLANT OP - GENERAL SUPPLI	5,200	78.45	5,568.23	0.00	(368.23)	107.08
03-571-210	PLANT OP - OFFICE SUPPLIE	1,500	0.00	597.94	332.14	569.92	62.01
03-571-215	PLANT OP - VEHICLE SUPPLI	1,500	47.72	429.57	0.00	1,070.43	28.64
03-571-216	PLANT OP - FUEL EXPENSE	5,500	1,378.72	4,922.33	0.00	577.67	89.50
03-571-220	PLANT OP - EQUIPMENT SUPP	3,000	0.00	1,393.67	0.00	1,606.33	46.46
03-571-221	PLANT OP - SMALL EQUIPMEN	1,000	0.00	40.10	0.00	959.90	4.01
03-571-223	PLANT OP - EQUIPMENT RENT	500	0.00	147.64	0.00	352.36	29.53
03-571-224	PLANT OP - LAB SUPPLIES	2,500	0.00	1,276.05	0.00	1,223.95	51.04
03-571-226	PLANT OP - CHEMICAL SUPPL	30,000	1,728.43	26,241.54	0.00	3,758.46	87.47
TOTAL SUPPLIES		52,700	3,541.43	42,182.01	332.14	10,185.85	80.67
REPAIR & MAINTENANCE							
03-571-305	PLANT OP - R&M VEHICLES	2,000	0.00	613.34	0.00	1,386.66	30.67
03-571-310	PLANT OP - R&M EQUIPMENT	3,000	2,449.21	5,425.45	0.00	(2,425.45)	180.85
03-571-315	PLANT OP - R&M INFRASTRUC	100,000	2,577.00	98,259.77	0.00	1,740.23	98.26
03-571-316	PLANT OP - SLUDGE	110,000	0.00	101,970.24	0.00	8,029.76	92.70
03-571-320	PLANT OP - R&M BUILDINGS	57,000	3,652.00	38,459.96	0.00	18,540.04	67.47
TOTAL REPAIR & MAINTENANCE		272,000	8,678.21	244,728.76	0.00	27,271.24	89.97

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

03 -WATER FUND

DEPARTMENT - 71-PLANT OPERATIONS % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
03-571-405	PLANT OP - PHONES	4,500	315.39	2,606.32	0.00	1,893.68	57.92
03-571-410	PLANT OP - UTILITIES	215,486	14,642.30	160,216.73	0.00	55,269.27	74.35
03-571-415	PLANT OP - LEGAL/PROFESSI	507,000	66,880.00	204,059.50	0.00	302,940.50	40.25
03-571-416	PLANT OP - REGULATORY FEE	25,000	0.00	27,701.21	0.00	(2,701.21)	110.80
03-571-417	PLANT OP - LABORATORY FEE	40,000	3,628.00	32,396.25	0.00	7,603.75	80.99
03-571-420	PLANT OP - DUES/SUBSCRIPT	400	0.00	476.94	0.00	(76.94)	119.24
03-571-425	PLANT OP - TRAVEL/TRAININ	3,000	0.00	2,311.00	0.00	689.00	77.03
TOTAL SERVICES		795,386	85,465.69	429,767.95	0.00	365,618.05	54.03
MISCELLANEOUS							
03-571-506	PLANT OP - VEHICLE INSURA	4,600	0.00	1,506.35	0.00	3,093.65	32.75
03-571-510	PLANT OP - EMP APPRECIATI	25	0.00	0.00	0.00	25.00	0.00
03-571-535	PLANT OP - LEASE PAYMENTS	700	118.48	421.56	0.00	278.44	60.22
TOTAL MISCELLANEOUS		5,325	118.48	1,927.91	0.00	3,397.09	36.20
CAPITAL EXPENDITURES							
03-571-608	PLANT OP - EQUIPMENT PURC	130,000	46,147.00	106,124.00	38,407.00	(14,531.00)	111.18
TOTAL CAPITAL EXPENDITURES		130,000	46,147.00	106,124.00	38,407.00	(14,531.00)	111.18
TOTAL 71-PLANT OPERATIONS		1,606,567	168,761.41	1,111,721.85	38,739.14	456,106.01	71.61
TOTAL EXPENDITURES		7,852,174	689,408.34	6,360,641.70	46,488.15	1,445,044.15	81.60
REVENUE OVER/(UNDER) EXPENDITURES		0	(52,963.93)	(105,830.59)	(46,488.15)	152,318.74	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

04 -HOTEL/MOTEL TAX FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OTHER TAXES						
04-300-205 HOTEL/MOTEL TAX	250,000	22,646.50	121,301.78	0.00	128,698.22	48.52
04-300-213 VISION INSURANCE PAYABLE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER TAXES	250,000	22,646.50	121,301.78	0.00	128,698.22	48.52
MISCELLANEOUS						
04-300-800 INTEREST INCOME	1,545	56.13	704.02	0.00	840.98	45.57
TOTAL MISCELLANEOUS	1,545	56.13	704.02	0.00	840.98	45.57
TRANSFERS						
04-300-900 TRANSFER FROM FUND BALANCE	0	0.00	0.00	0.00	0.00	0.00
04-300-901 TRANSFER FROM GEN FUND	0	0.00	0.00	0.00	0.00	0.00
04-300-903 TRANSFER FROM WATER	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	251,545	22,702.63	122,005.80	0.00	129,539.20	48.50

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

04 -HOTEL/MOTEL TAX FUND

DEPARTMENT - 75-HOTEL/MOTEL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
04-575-105	HOT/MOT - SALARIES	61,817	5,548.64	65,840.47	0.00	(4,023.47)	106.51
04-575-110	HOT/MOT - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
04-575-115	HOT/MOT - LONGEVITY	410	0.00	456.00	0.00	(46.00)	111.22
04-575-125	HOT/MOT - AUTO ALLOWANCE	6,000	350.78	4,443.12	0.00	1,556.88	74.05
04-575-126	HOT/MOT - CERTIFICATION	912	70.16	862.36	0.00	49.64	94.56
04-575-128	HOT/MOT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
04-575-135	HOT/MOT - FICA	5,003	459.98	5,503.75	0.00	(500.75)	110.01
04-575-140	HOT/MOT - HEALTH INS	9,671	734.90	8,083.77	0.00	1,587.23	83.59
04-575-141	HOT/MOT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
04-575-142	HOT/MOT - INS COMMISSION	335	0.00	0.00	0.00	335.00	0.00
04-575-143	HOT MOT- PHONE ALLOWANCE	0	45.60	547.20	0.00	(547.20)	0.00
04-575-145	HOT/MOT - WORKERS COMP	144	0.00	16.86	0.00	127.14	11.71
04-575-150	HOT/MOT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
04-575-155	HOT/MOT - RETIREMENT	8,056	689.98	8,930.55	0.00	(874.55)	110.86
04-575-165	HOT/MOT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
04-575-185	HOT/MOT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		92,348	7,900.04	94,684.08	0.00	(2,336.08)	102.53
SUPPLIES							
04-575-205	HOT/MOT - GENERAL SUPPLIE	1,000	0.00	906.58	0.00	93.42	90.66
04-575-215	HOT-MURRALS-(ART WORK)	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL SUPPLIES		21,000	0.00	906.58	0.00	20,093.42	4.32
REPAIR & MAINTENANCE							
04-575-310	HOT/MOT - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL REPAIR & MAINTENANCE		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
04-575-405	HOT/MOT - PHONES	1,600	0.00	(60.36)	0.00	1,660.36	3.77-
04-575-420	HOT/MOT - DUES/SUBSCRIPTI	3,500	400.00	2,741.25	0.00	758.75	78.32
04-575-425	HOT/MOT - TRAVEL/TRAINING	3,000	0.00	1,729.98	0.00	1,270.02	57.67
04-575-455	HOT/MOT - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
04-575-464	HOT/MOT - SPECIAL EVENTS	50,000	6,348.90	28,112.17	1,102.45	20,785.38	58.43
04-575-466	HOT/MOT - ADVERTISING	45,000	2,500.00	35,384.53	0.00	9,615.47	78.63
04-575-499	H/M - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		103,100	9,248.90	67,907.57	1,102.45	34,089.98	66.94
MISCELLANEOUS							
04-575-506	H/M - BUSINESS EXPENSE	500	0.00	238.97	0.00	261.03	47.79
04-575-520	HOT/MOT - CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
04-575-550	HOT/MOT - VISITOR CENTER	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL MISCELLANEOUS		1,500	0.00	238.97	0.00	1,261.03	15.93

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

04 -HOTEL/MOTEL TAX FUND

DEPARTMENT - 75-HOTEL/MOTEL % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
04-575-623	H/M - CAPITAL	0	0.00	0.00	0.00	0.00	0.00
04-575-625	HOT/MOT - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
04-575-700	TRANSFER TO FUND BALANCE	11,044	0.00	0.00	0.00	11,044.00	0.00
04-575-701	TRANSFER TO GF FOR ADMIN	22,553	1,879.41	20,673.51	0.00	1,879.49	91.67
TOTAL OTHER		33,597	1,879.41	20,673.51	0.00	12,923.49	61.53
TOTAL 75-HOTEL/MOTEL		251,545	19,028.35	184,410.71	1,102.45	66,031.84	73.75
TOTAL EXPENDITURES		251,545	19,028.35	184,410.71	1,102.45	66,031.84	73.75
REVENUE OVER/(UNDER) EXPENDITURES		0	3,674.28	(62,404.91)	(1,102.45)	63,507.36	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

05 -DEBT SERVICE FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
AD VALOREM TAXES						
05-300-100 CURRENT TAXES	946,706	0.00	917,967.17	0.00	28,738.83	96.96
05-300-110 PRIOR YEAR DELINQUENT	13,000	1,845.60	20,313.35	0.00	(7,313.35)	156.26
TOTAL AD VALOREM TAXES	959,706	1,845.60	938,280.52	0.00	21,425.48	97.77
MISCELLANEOUS						
05-300-800 INTEREST INCOME	1,000	35.23	739.73	0.00	260.27	73.97
05-300-850 OTHER FIN SOURCE-REFUND	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	1,000	35.23	739.73	0.00	260.27	73.97
TRANSFERS						
05-300-900 TRANSFER FROM FUND BALANCE	13,830	0.00	0.00	0.00	13,830.00	0.00
05-300-903 TRANSFER FROM WATER FUND	1,298,774	108,231.16	1,190,542.76	0.00	108,231.24	91.67
05-300-904 TRANSFER FROM STREET FUND	0	0.00	0.00	0.00	0.00	0.00
05-300-905 PROCEEDS FROM FUND REFUNDING	0	0.00	0.00	0.00	0.00	0.00
05-300-924 TRANSFER FROM 288 IMPACT FUN	0	0.00	0.00	0.00	0.00	0.00
05-300-925 TRANSFER FROM 220 IMPACT FUN	0	0.00	0.00	0.00	0.00	0.00
05-300-940 TRANSFER FROM ABL	441,473	349,574.68	681,336.00	0.00	(239,863.00)	154.33
05-300-950 TRANSFER FROM OTHER SOURCE	305,063	0.00	247,956.25	0.00	57,106.75	81.28
TOTAL TRANSFERS	2,059,140	457,805.84	2,119,835.01	0.00	(60,695.01)	102.95
TOTAL REVENUE	3,019,846	459,686.67	3,058,855.26	0.00	(39,009.26)	101.29

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: AUGUST 31ST, 2021

05 -DEBT SERVICE FUND

DEPARTMENT - 80-DEBT SERVICE % OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
05-580-415	DEBT-LEGAL & PROF FEES	7,375	0.00	1,800.00	0.00	5,575.00	24.41
05-580-416	NON-GOV-LEGAL & PROF	10,100	750.00	7,080.00	0.00	3,020.00	70.10
TOTAL SERVICES		17,475	750.00	8,880.00	0.00	8,595.00	50.82
MISCELLANEOUS							
05-580-510	DEBT- INTEREST EXPENSE	364,862	213,168.84	418,761.16	0.00	(53,899.16)	114.77
05-580-511	DEBT-INTEREST EXPE-NON GO	422,509	181,498.68	400,411.07	0.00	22,097.93	94.77
05-580-515	DEBT-PRINCIPAL	1,043,773	228,773.00	1,173,773.00	0.00	(130,000.00)	112.45
05-580-516	BOND ISSUANCE COSTS	0	0.00	0.00	0.00	0.00	0.00
05-580-517	DEBT-PRINC NON GOV	1,171,227	306,227.00	1,171,227.00	0.00	0.00	100.00
05-580-520	DEBT-CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		3,002,371	929,667.52	3,164,172.23	0.00	(161,801.23)	105.39
OTHER							
05-580-705	TRANSFER TO FUND BALANCE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 80-DEBT SERVICE		3,019,846	930,417.52	3,173,052.23	0.00	(153,206.23)	105.07
TOTAL EXPENDITURES		3,019,846	930,417.52	3,173,052.23	0.00	(153,206.23)	105.07
REVENUE OVER/(UNDER) EXPENDITURES		0	(470,730.85)	(114,196.97)	0.00	114,196.97	0.00

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

99 -POOLED CASH

ACCOUNT#	TITLE		
ASSETS			
CASH			
100-100	POOLED CASH	0.00	
100-101	CITY OF ANGLETON-GRANT ACC	0.00	
100-102	POOL CASH-WELLS FARGO	982,595.81	
100-103	FSB-LOUISE-POOL CASH	4,596,739.99	
100-104	FSB-LOUISE-EMERGENCY FUND	48,022.84	
100-105	FSB-POOL CASH	0.00	
100-106	EMERGENCY FUND #2	2,000,358.49	
100-121	DEBT ISSUE SERVICE ACCOUNT	11,262.87	
100-196	COA-ESCROW	3,768.61	
			7,642,748.61
INVESTMENTS			
100-200	POOLED CASH INVEST-TX POOL	1,603,196.77	
100-201	POOL CASH INVESTMENT-LONE	1,758,813.83	
100-202	JPMORGAN CHASE BANK	250,583.08	
100-203	TEX-POOL- ESCROW	14,895.71	
100-204	2005-2006 DEBT ISSUE ESCRO	0.00	
100-205	DEBT SERVICE FUND SERIES 2	0.00	
100-207	WELLS FARGO-MC SOFTWARE LO	0.00	
100-209	TX-STAR GENERAL ACCT	1,695,794.04	
100-211	FSB-6-MONTH CD	0.00	
100-212	FSB-12-MONTH CD	0.00	
100-219	2019 BOND SERIES-TEXSTAR	2,714,124.30	
100-220	2013 DEBT ISSUANCE	173,977.21	
100-221	2018 BOND ISSUANCE	5,096,287.45	
100-223	2015 BOND ISSUE	419,444.00	
100-224	2015 DEBT ISSUE SERVICE AC	0.00	
100-230	2020 BOND SERIES-TX POOL	3,000,978.23	
100-233	TEX-POOL-SEWER IMPROVEMENT	0.00	
100-246	SRF#5 SERIES 2002 WELLS FA	0.00	
100-250	ABL-CONSTRUCTION SERIES 20	0.00	
100-252	CTY VARIOUS WT&SEW BOND 20	0.00	
100-257	SERIES 2005 WITH TEX STAR	0.00	
100-262	2007 DEBT ISSUE-FREEDOM PA	0.00	
100-272	2007 DEBT ISSUE-CAP PROJ-T	0.00	
100-287	2008 BOND SERIES-TX POOL	0.00	

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

99 -POOLED CASH

ACCOUNT#	TITLE	
LIABILITIES & FUND BALANCE		
INTERFUND PAYABLES		
200-001	DUE TO GENERAL FUND	3,744,366.42
200-002	DUE TO STREET FUND	2,191,402.97
200-003	DUE TO WATER FUND	1,598,282.47
200-004	DUE TO HOTEL/MOTEL FUND	492,081.01
200-005	DUE TO DEBT SERVICE	309,758.29
200-006	DUE TO PARKS FUND	0.00
200-007	DUE TO MC-TECHNOLOGY FUND	7,765.81
200-008	DUE TO MC-BUILDING SECURIT	27,517.63
200-009	DUE TO STEP GRANT-CMV	692.30
200-010	DUE TO/FROM DRUG CONFISC	31,508.89
200-011	DUE TO SPECIAL EVENTS	(41,878.54)
200-012	DUE TO CHILD SAFETY FUND	5,134.46
200-013	DUE TO KEEP ANGLETON BEAUT	28,171.92
200-014	DUE TO HOME PROGRAM HEART	0.00
200-015	DUE TO 2002 SEWER PROJECT	0.00
200-016	DUE TO STEP COMP GRANT	(2,520.67)
200-017	DUE TO STEP POLICE GRANT	0.00
200-019	DUE TO CAPITAL EXP REVOV F	407,698.95
200-023	DUE TO HOME GRANT #538006	0.00
200-033	DUE TO SEWER IMPROVEMENT #	0.00
200-040	DUE TO ANGLETON BETTER LI(	350,574.68)
200-041	DUE TO UNEMPLOYMENT FUND	18,883.54
200-042	DUE TO FUND 42 POLICE GRAN	0.00
200-043	DUE TO PARKS FUND	0.00
200-044	DUE TO EUDL TABC POL GRANT	0.00
200-045	DUE TO HGAC-OOC-COMM GRANT	0.00
200-046	DUE TO SRF2002 VALDERAS,RI	0.00
200-047	DUE FROM TCF FORD GRANT722	0.00
200-048	DUE FROM STEP GRANT #2	0.00
200-050	DUE TO ABLC ACT CENT CONST	0.00
200-051	DUE TO BATES PARK IMPROVEM	0.00
200-052	DUE TO CTY VAR WATER&SEWER	0.00
200-053	DUE TO EDUCATIONAL CLEANUP	0.00
200-054	DUE TO 2004 TCDP GRANT 724	0.00
200-055	DUE TO POLICE STEP GRANT	0.00
200-056	DUE TO SECURITY GRANT	0.00

BALANCE SHEET

AS OF: AUGUST 31ST, 2021

99 -POOLED CASH

ACCOUNT#	TITLE	
200-075	DUE TO SCOTTISH INN CAP PR	0.00
200-076	DUE TO 220 WATER LINE	0.00
200-077	DUE TO WATER WELL CONST	0.00
200-078	DUE TO WESTERN AVE PROJECT	0.00
200-079	DUE TO DRAINAGE STUDY	0.00
200-080	DUE TO POLICE DONATION FUN	18,001.46
200-081	DUE TO FUND 81 WT&SEWER CA	0.00
200-082	DUE TO CITY EMPLOYEE FUND	6,595.34
200-083	DUE TO RECYCLING FUND	0.00
200-084	DUE TO CITY HALL SIGN	0.00
200-085	DUE TO DOWNING ROAD EXTEN	0.00
200-086	DUE TO SEBESTA ROAD CO 609	0.00
200-087	DUE TO BOND SERIES 2008	0.00
200-088	DUE TO COURT BUILDING	0.00
200-089	DUE TO FIRE DEPT- REPAIRS	0.00
200-090	DUE TO POLICE DEPT REPAIRS	0.00
200-091	DUE TO ANIMAL SHELTER-REPA	0.00
200-092	DUE TO HENDERSON ROAD SIDE	0.00
200-093	DUE TO TAY-WAL-LOOP	0.00
200-094	DUE TO FEMA WESTERN AVE	0.00
200-095	DUE TO AISD PROJECT	0.00
200-096	DUE TO COA-ESCROW	1,002,590.47
200-097	DUE TO FEMA ASSISTANCE FUD	2,722,836.46
200-098	DUE TO JUVENILE DETENTIION	0.00
200-601	DUE TO A/C DONATIONS	17,940.24
200-602	DUE TO FIRE DEPT GRANT PUM	0.00
200-603	DUE TO SWIMMING POOL FUND	0.00
200-604	DUE TO HGAC-GRANT-POL&REC	0.00
200-605	DUE TO OBJ POLICE GRANT	(18,997.11)
200-606	DUE TO COUNTY PART GRANT	0.00
200-607	DUE TO ANGLETON ESD#3	167,366.71
200-608	DUE TO WINTER STORM	(137,580.61)
200-609	DUE TO HGAC 911 LOGGING RE	0.00
200-610	DUE TO DJ EDWARD JAG-2011	0.00
200-611	DUE TO CENTRAL ASSEMBY OF	0.00
200-612	DUE TO JOINT JAG PROGRAM	0.00
200-613	DUE TO 2010 LABOR DAY IDM	0.00
200-614	DUE TO CAPITAL REPLACE-GOV	59,081.26
200-615	DUE TO CAP REPLACE-ENTERPI	20,732.35
200-616	DUE TO OOG GRANT 2498301	0.00

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

99 -POOLED CASH

ACCOUNT#	TITLE			
200-625	DUE TO CAP-220 IMPACT FEES	0.00		
200-626	DUE TO CITY WIDE REPAIRS	14,341.69		
200-628	DUE TO INFRASTRUCTURE FUND	832,225.65		
200-629	DUE TO 2019 BOND SERIES	2,468,406.94		
200-630	DUE TO LAKESIDE PK CONSTRU	3,039,193.95		
200-631	DUE TO 2019 BOND-FIRE TRUC	99,257.10		
200-641	DUE TO SALE TAX	0.07		
			24,161,974.78	
VENDORS PAYABLE				
200-107	DUE TO ESD #3	(38,884.58)		
200-129	DUE TO 2019 BONDS	0.00		
			(38,884.58)	
COMPENSATION PAYABLE				
200-200	WAGES PAYABLE	0.00		
200-205	ACCOUNTS PAYABLE	247,753.03		
			247,753.03	
	TOTAL LIABILITIES			24,370,843.23
EQUITY				
400-999	FUND BALANCE	0.00		
	SURPLUS (DEFECIT)	0.00		
	TOTAL EQUITY		0.00	
	TOTAL LIABILITIES & FUND EQUITY			24,370,843.23

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Accounts Payable Reports for July and August 2021.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Attached are accounts payable reports for the months of July and August 2021.

RECOMMENDATION:

Staff recommends council approve the Accounts Payable Reports for July and August 2021.

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	7/13/2021	33314	
	C-CHECK	VOID CHECK	V	7/13/2021	33315	
	C-CHECK	VOID CHECK	V	7/13/2021	33316	
	C-CHECK	VOID CHECK	V	7/13/2021	33331	
	C-CHECK	VOID CHECK	V	7/13/2021	33332	
	C-CHECK	VOID CHECK	V	7/13/2021	33349	
	C-CHECK	VOID CHECK	V	7/13/2021	33350	
	C-CHECK	VOID CHECK	V	7/13/2021	33351	
	C-CHECK	VOID CHECK	V	7/13/2021	33352	
	C-CHECK	VOID CHECK	V	7/13/2021	33353	
	C-CHECK	VOID CHECK	V	7/13/2021	33354	
	C-CHECK	VOID CHECK	V	7/13/2021	33355	
	C-CHECK	VOID CHECK	V	7/13/2021	33356	
	C-CHECK	VOID CHECK	V	7/13/2021	33357	
	C-CHECK	VOID CHECK	V	7/13/2021	33387	
	C-CHECK	VOID CHECK	V	7/13/2021	33388	
	C-CHECK	VOID CHECK	V	7/13/2021	33389	
	C-CHECK	VOID CHECK	V	7/13/2021	33390	
	C-CHECK	VOID CHECK	V	7/13/2021	33391	
	C-CHECK	VOID CHECK	V	7/13/2021	33395	
	C-CHECK	VOID CHECK	V	7/13/2021	33421	
	C-CHECK	VOID CHECK	V	7/13/2021	33422	
	C-CHECK	VOID CHECK	V	7/13/2021	33438	
	C-CHECK	VOID CHECK	V	7/13/2021	33439	
	C-CHECK	VOID CHECK	V	7/13/2021	33440	
	C-CHECK	VOID CHECK	V	7/13/2021	33441	
	C-CHECK	VOID CHECK	V	7/13/2021	33442	
	C-CHECK	VOID CHECK	V	7/13/2021	33443	
1135		TEXAS PRIDE UTILITIES LLC				
	C-CHECK	TEXAS PRIDE UTILITIES LLVOIDED	V	7/21/2021	33512	($29,898.50)
	C-CHECK	VOID CHECK	V	7/27/2021	33524	
	C-CHECK	VOID CHECK	V	7/27/2021	33525	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	7/27/2021	33526	
	C-CHECK	VOID CHECK	V	7/27/2021	33527	
	C-CHECK	VOID CHECK	V	7/27/2021	33543	
	C-CHECK	VOID CHECK	V	7/27/2021	33544	
	C-CHECK	VOID CHECK	V	7/27/2021	33556	
	C-CHECK	VOID CHECK	V	7/27/2021	33557	
	C-CHECK	VOID CHECK	V	7/27/2021	33558	
	C-CHECK	VOID CHECK	V	7/27/2021	33559	
	C-CHECK	VOID CHECK	V	7/27/2021	33560	
	C-CHECK	VOID CHECK	V	7/27/2021	33561	
	C-CHECK	VOID CHECK	V	7/27/2021	33562	
	C-CHECK	VOID CHECK	V	7/27/2021	33563	
	C-CHECK	VOID CHECK	V	7/27/2021	33564	
	C-CHECK	VOID CHECK	V	7/27/2021	33565	
	C-CHECK	VOID CHECK	V	7/27/2021	33566	
	C-CHECK	VOID CHECK	V	7/27/2021	33567	
	C-CHECK	VOID CHECK	V	7/27/2021	33568	
	C-CHECK	VOID CHECK	V	7/27/2021	33569	
	C-CHECK	VOID CHECK	V	7/27/2021	33570	
	C-CHECK	VOID CHECK	V	7/27/2021	33583	
	C-CHECK	VOID CHECK	V	7/27/2021	33594	
	C-CHECK	VOID CHECK	V	7/27/2021	33602	
	C-CHECK	VOID CHECK	V	7/27/2021	33603	
	C-CHECK	VOID CHECK	V	7/27/2021	33604	
	C-CHECK	VOID CHECK	V	7/27/2021	33605	
	C-CHECK	VOID CHECK	V	7/27/2021	33606	
	C-CHECK	VOID CHECK	V	7/27/2021	33607	
	C-CHECK	VOID CHECK	V	7/27/2021	33615	
	C-CHECK	VOID CHECK	V	7/27/2021	33616	
	C-CHECK	VOID CHECK	V	7/27/2021	33617	
	C-CHECK	VOID CHECK	V	7/27/2021	33618	
	C-CHECK	VOID CHECK	V	7/27/2021	33652	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	7/27/2021	33653	
	C-CHECK	VOID CHECK	V	7/27/2021	33654	
	C-CHECK	VOID CHECK	V	7/27/2021	33655	
	C-CHECK	VOID CHECK	V	7/27/2021	33656	
	C-CHECK	VOID CHECK	V	7/27/2021	33657	
	C-CHECK	VOID CHECK	V	7/27/2021	33658	
	C-CHECK	VOID CHECK	V	7/27/2021	33659	
	C-CHECK	VOID CHECK	V	7/27/2021	33660	
	C-CHECK	VOID CHECK	V	7/27/2021	33661	
	C-CHECK	VOID CHECK	V	7/27/2021	33662	
	C-CHECK	VOID CHECK	V	7/27/2021	33663	
	C-CHECK	VOID CHECK	V	7/27/2021	33664	
	C-CHECK	VOID CHECK	V	7/27/2021	33665	
	C-CHECK	VOID CHECK	V	7/27/2021	33666	
	C-CHECK	VOID CHECK	V	7/27/2021	33667	
	C-CHECK	VOID CHECK	V	8/10/2021	33692	
	C-CHECK	VOID CHECK	V	8/10/2021	33698	
	C-CHECK	VOID CHECK	V	8/10/2021	33699	
	C-CHECK	VOID CHECK	V	8/10/2021	33707	
	C-CHECK	VOID CHECK	V	8/10/2021	33709	
	C-CHECK	VOID CHECK	V	8/10/2021	33719	
	C-CHECK	VOID CHECK	V	8/10/2021	33720	
	C-CHECK	VOID CHECK	V	8/10/2021	33721	
	C-CHECK	VOID CHECK	V	8/10/2021	33722	
	C-CHECK	VOID CHECK	V	8/10/2021	33723	
	C-CHECK	VOID CHECK	V	8/10/2021	33724	
	C-CHECK	VOID CHECK	V	8/10/2021	33725	
	C-CHECK	VOID CHECK	V	8/10/2021	33726	
	C-CHECK	VOID CHECK	V	8/10/2021	33727	
	C-CHECK	VOID CHECK	V	8/10/2021	33728	
	C-CHECK	VOID CHECK	V	8/10/2021	33743	
	C-CHECK	VOID CHECK	V	8/10/2021	33754	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	8/10/2021	33755	
	C-CHECK	VOID CHECK	V	8/10/2021	33756	
	C-CHECK	VOID CHECK	V	8/10/2021	33757	
	C-CHECK	VOID CHECK	V	8/10/2021	33764	
	C-CHECK	VOID CHECK	V	8/10/2021	33765	
1039		PHCC OF TEXAS				
	C-CHECK	PHCC OF TEXAS VOIDED	V	8/10/2021	33776	($190.00)
	C-CHECK	VOID CHECK	V	8/10/2021	33781	
	C-CHECK	VOID CHECK	V	8/10/2021	33782	
	C-CHECK	VOID CHECK	V	8/10/2021	33798	
	C-CHECK	VOID CHECK	V	8/10/2021	33799	
	C-CHECK	VOID CHECK	V	8/10/2021	33800	
	C-CHECK	VOID CHECK	V	8/10/2021	33801	
	C-CHECK	VOID CHECK	V	8/10/2021	33802	
	C-CHECK	VOID CHECK	V	8/10/2021	33803	
	C-CHECK	VOID CHECK	V	8/10/2021	33804	
	C-CHECK	VOID CHECK	V	8/10/2021	33805	
82504		JASON CREWS				
	C-CHECK	JASON CREWS VOIDED	V	8/18/2021	33851	($250.00)
1		JOSHUA HAYNES VOIDED				($225.00)
	C-CHECK	JOSHUA HAYNES VOIDED	V	8/18/2021	33862	
1162		TEXAS SOLAR OUTFITTERS LLC				
	C-CHECK	TEXAS SOLAR OUTFITTERS LVOIDED	V	8/18/2021	33867	($79,992.00)
	C-CHECK	VOID CHECK	V	8/24/2021	33881	
	C-CHECK	VOID CHECK	V	8/24/2021	33882	
	C-CHECK	VOID CHECK	V	8/24/2021	33883	
	C-CHECK	VOID CHECK	V	8/24/2021	33902	
	C-CHECK	VOID CHECK	V	8/24/2021	33903	
	C-CHECK	VOID CHECK	V	8/24/2021	33916	
	C-CHECK	VOID CHECK	V	8/24/2021	33917	
	C-CHECK	VOID CHECK	V	8/24/2021	33918	
	C-CHECK	VOID CHECK	V	8/24/2021	33919	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	8/24/2021	33920	
	C-CHECK	VOID CHECK	V	8/24/2021	33921	
	C-CHECK	VOID CHECK	V	8/24/2021	33922	
	C-CHECK	VOID CHECK	V	8/24/2021	33923	
	C-CHECK	VOID CHECK	V	8/24/2021	33924	
	C-CHECK	VOID CHECK	V	8/24/2021	33925	
	C-CHECK	VOID CHECK	V	8/24/2021	33926	
	C-CHECK	VOID CHECK	V	8/24/2021	33952	
	C-CHECK	VOID CHECK	V	8/24/2021	33960	
	C-CHECK	VOID CHECK	V	8/24/2021	33961	
	C-CHECK	VOID CHECK	V	8/24/2021	33962	
	C-CHECK	VOID CHECK	V	8/24/2021	33963	
	C-CHECK	VOID CHECK	V	8/24/2021	33964	
	C-CHECK	VOID CHECK	V	8/24/2021	33965	
	C-CHECK	VOID CHECK	V	8/24/2021	33966	
	C-CHECK	VOID CHECK	V	8/24/2021	33974	
1039		PHCC OF TEXAS				
	C-CHECK	PHCC OF TEXAS VOIDED	V	8/24/2021	33990	($95.00)
135675		TEXAS DOWNTOWN ASSOCIATION				
	C-CHECK	TEXAS DOWNTOWN ASSOCIATIVOIDED	V	8/24/2021	34006	($300.00)
	C-CHECK	VOID CHECK	V	8/24/2021	34009	
	C-CHECK	VOID CHECK	V	8/24/2021	34010	
	C-CHECK	VOID CHECK	V	8/24/2021	34011	
	C-CHECK	VOID CHECK	V	8/24/2021	34012	
	C-CHECK	VOID CHECK	V	8/24/2021	34013	
	C-CHECK	VOID CHECK	V	8/24/2021	34014	
	C-CHECK	VOID CHECK	V	8/24/2021	34015	
	C-CHECK	VOID CHECK	V	8/24/2021	34016	
	C-CHECK	VOID CHECK	V	8/24/2021	34017	
	C-CHECK	VOID CHECK	V	8/24/2021	34018	
	C-CHECK	VOID CHECK	V	8/24/2021	34019	
	C-CHECK	VOID CHECK	V	8/24/2021	34020	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	C-CHECK	VOID CHECK	V	8/24/2021	34021	
	C-CHECK	VOID CHECK	V	8/24/2021	34022	
	C-CHECK	VOID CHECK	V	8/24/2021	34023	
	C-CHECK	VOID CHECK	V	8/24/2021	34028	
	C-CHECK	VOID CHECK	V	8/24/2021	34029	
	C-CHECK	VOID CHECK	V	8/24/2021	34030	
	C-CHECK	VOID CHECK	V	8/24/2021	34031	
76509		ICMA-RC				
	I-ICMA - 062421	ICMA	E	7/2/2021	526	$1,320.00
21521		BARKER, LINDA				
	I-6/19-7/2 - LB	FITNESS INSTRUCTOR	E	7/8/2021	527	$60.00
39751		CHING, HARRIETT R				
	I-6/19-7/2 - HC	FITNESS INSTRUCTOR	E	7/8/2021	528	$120.00
58266		GUERRA CERON, JEDIDAH				
	I-6/19-7/2-JGC	FITNESS INSTRUCTOR	E	7/8/2021	529	$60.00
149577		POOL-TREVINO, MARY E				
	I-6/19-7/2 -MT	FITNESS INSTRUCTOR	E	7/8/2021	530	$240.00
39751		CHING, HARRIETT R				
	I-PRIV SWIM LESSONS	PRIVATE SWIM LESSONS	E	7/15/2021	531	
	I-SUMMER ZUMBA	ZUMBA	E	7/15/2021	531	$788.00
136600		TEXAS MUNICIPAL				
	C-TMRS ADJ - ADMIN	JUNE TMRS	E	7/16/2021	532	
	C-TMRS ADJ - IT	JUNE TMRS	E	7/16/2021	532	
	C-TMRS ADJ ECODEV	JUNE TMRS	E	7/16/2021	532	
	I-ADJ TMRS FOR FA	JUNE TMRS	E	7/16/2021	532	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-ADJ TMRS HR	JUNE TMRS	E	7/16/2021	532	
	I-JUNE	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - ACO	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - ANGACT	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - FD	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - PLNTOP	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - PW	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - SEWER	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - UTICOLL	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ - VOCA	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ DEVSRVS	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ FINANCE	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ MUNICT	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ PD	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ PK ROW	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ PKS	JUNE TMRS	E	7/16/2021	532	
	I-TMRS ADJ- WATERD	JUNE TMRS	E	7/16/2021	532	$106,789.54
835		STEVENS, PERRY R				
	I-JULY SALARY	ANNUAL SALARY	E	7/22/2021	533	$5,716.50
1145		MICHELLE PEREZ				
	I-WKS OF 7/6-7/15	CONTRACT LABOR	E	7/22/2021	534	$1,104.00
21521		BARKER, LINDA				
	I-INSSTRUCT - LB	FITNESS INSTRUCTOR	E	7/22/2021	535	$210.00
58266		GUERRA CERON, JEDIDAH				
	I-4 CLASSES	FITNESS INSTRUCTOR	E	7/22/2021	536	$120.00
149577		POOL-TREVINO, MARY E				
	I-9 CLASSES	FITNESS INSTRUCTOR	E	7/22/2021	537	$270.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
21521		BARKER, LINDA				
	I-PPE 073021 - LB	REC GROUP FITNESS	E	8/5/2021	538	$210.00
58266		GUERRA CERON, JEDIDAH				
	I-PPE 073021- JGC	REC GROUP FITNESS	E	8/5/2021	539	$120.00
149577		POOL-TREVINO, MARY E				
	I-PPE 073021- MT	REC GROUP FITNESS	E	8/5/2021	540	$330.00
161255		HELWIG, LISA A				
	I-PPE 073021- LH	REC GROUP FITNESS	E	8/5/2021	541	$60.00
1145		MICHELLE PEREZ				
	I-2021-0003	CONSULTANT SERVICES	E	8/5/2021	543	$1,200.00
76509		ICMA-RC				
	I-*ICMA 070821	ICMA/ROTH	E	8/5/2021	544	
	I-*ICMA 070821*	ICMA/ROTH	E	8/5/2021	544	
	I-ICMA 070821	ICMA/ROTH	E	8/5/2021	544	$1,520.00
1102		PATRICIA A. SWORDS LLC				
	I-PP 7/5-7/18	GRANT & SP PROJECTS	E	8/5/2021	545	$1,080.00
136600		TEXAS MUNICIPAL				
	I-TMRS - JULY	JULY TMRS	E	8/13/2021	546	$110,558.38
1102		PATRICIA A. SWORDS LLC				
	I-PP 8/2-8/14 - PS	GRANT & SP PROJECTS	E	8/19/2021	547	$1,374.00
1145		MICHELLE PEREZ				
	I-8/3-8/5, 8/10-8/12	CONSULTANT FEES	E	8/19/2021	548	$1,410.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
835		STEVENS, PERRY R				
	I-AUG SALARY	ANNUAL SALARY	E	8/19/2021	549	$5,716.50
21521		BARKER, LINDA				
	I-PPE 8/13 - LB	Fitness Instruction	E	8/19/2021	550	$210.00
58266		GUERRA CERON, JEDIDAH				
	I-PPE 8/13 - JGC	Fitness Instruction	E	8/19/2021	551	$120.00
149577		POOL-TREVINO, MARY E				
	I-PPE 8/13 - MT	Fitness Instruction	E	8/19/2021	552	$270.00
161255		HELWIG, LISA A				
	I-PPE 8/13 - LH	Fitness Instruction	E	8/19/2021	553	$60.00
76509		ICMA-RC				
	I-IMCA PP 072221	ICMA	E	8/20/2021	554	$1,520.00
76509		ICMA-RC				
	I-0821 PAYROLL	ICMA	E	8/27/2021	555	$3,040.00
961		SUSIE DICKEY				
	I-6/19-7/2- SD	FITNESS INSTRUCTOR	R	7/6/2021	33293	$360.00
57933		FRANKLIN, BETTY S				
	I-6/19-7/2 - BF	FITNESS INSTRUCTOR	R	7/6/2021	33294	$60.00
1102		PATRICIA A. SWORDS LLC				
	I-6/20-7/4	GRANTS & SP PROJ	R	7/6/2021	33295	$1,164.00
1145		MICHELLE PEREZ				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-PP 6/28-6/30	CONSULTING SERVICES	R	7/6/2021	33296	$720.00
1149		RUNWAY CAFE				
	I-JUL EMPL LUNCH	EMPLOYEE LUNCH	R	7/6/2021	33297	$1,285.63
955		WARREN, DANIEL				
	I-6/19-7/2 DW	FITNESS INSTRUCTOR	R	7/6/2021	33298	$180.00
1132		RFCKE ENTERPRISE-WAYNE ELECTRI				
	I-1068	ELECTRICAL REPAIRS	R	7/7/2021	33299	
	I-1082	ELECTRICAL REPAIRS	R	7/7/2021	33299	$1,263.95
500		4 & 18 MECHANIC SHOP				
	I-074382	3 TIRES	R	7/13/2021	33307	$90.00
576		ACCURATE UTILITY SUPPLY LLC				
	I-171752	6" COUPLINGS	R	7/13/2021	33308	$900.00
455		ACE IMAGEWEAR				
	I-0677452	UNIFORMS	R	7/13/2021	33309	
	I-0680358	UNIFORMS 06-29-2021	R	7/13/2021	33309	
	I-0681799	UNIFORMS 07/06/2021	R	7/13/2021	33309	$660.17
1019		ADP INC				
	I-582503690	FY21 Fees	R	7/13/2021	33310	
	I-584049170	FY21 Fees	R	7/13/2021	33310	$479.60
1133		AIC URGENT CARE, PLLC				
	I-1056	DRUG SCREENS	R	7/13/2021	33311	$560.00
2560		AIRGAS USA, LLC				
	I-9980922957	OXYGEN RENTAL	R	7/13/2021	33312	$24.77

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
994		AMAZON CAPITAL SERVICES				
	I-11P4-QJ4J-13Y1	OFFICE SUPPLIES	R	7/13/2021	33313	
	I-14CW-KF3T-N49K	LAURA	R	7/13/2021	33313	
	I-16FL-R9XV-NGXP	OFFICE SUPPLIES	R	7/13/2021	33313	
	I-19MP-9K7R-DP1P	BUDGET SUPPLIES	R	7/13/2021	33313	
	I-1D1F-K6R7-XPLV	SOAP/DESPENSORS	R	7/13/2021	33313	
	I-1D1V-6FXW-4VR1	COFFEE CREAMER	R	7/13/2021	33313	
	I-1KCQ-HLTL-QP6G	SUPPLIES	R	7/13/2021	33313	
	I-1KRY-K7KR-VT77	COMPUTER PARTS	R	7/13/2021	33313	
	I-1MMV-D1XF-7DW7	WOOD DESK SCRATCH REPAIR	R	7/13/2021	33313	
	I-1MTF-G7FK-MHV3	SUPPLIES	R	7/13/2021	33313	
	I-1NH9-317G-3TVY	RENO PROJ FOR MC	R	7/13/2021	33313	
	I-1QMJ-LYGW-63JQ	TRUCK RUNNING BOARD	R	7/13/2021	33313	
	I-1RNK-VDJ4-MDY1	SUPPLIES	R	7/13/2021	33313	
	I-1VD3-YWPN-J11T	WOOD DESK SCRATCH REPAIR	R	7/13/2021	33313	
	I-1XC6-CR1H-4JNW	SUPPLIES	R	7/13/2021	33313	
	I-1XTK-L97L-DH9F	BUDGET PREP SUPPLIES	R	7/13/2021	33313	
	I-1yqk-hn46-crfh	OFFICE SUPPLIES	R	7/13/2021	33313	$3,518.93
1		ANDREW JIMENEZ				
	I-1000060390	REFUND - DSC FE	R	7/13/2021	33317	$50.90
8450		ANGLETON AREA MEDICAL				
	I-621LM	AAEMC YRLY MON CALL REP	R	7/13/2021	33318	$6,757.00
8450		ANGLETON AREA MEDICAL				
	I-JUN WATER COLL	MONEY COLLECTED	R	7/13/2021	33319	$10,122.24
9075		ANGLETON BETTER LIVING				
	I-MON ALLOC SALESTX	MONTHLY SALES TAX	R	7/13/2021	33320	$129,704.79

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
10010		CITY OF ANGLETON				
	I-ALLOC SALES TAX	SALES TAX	R	7/13/2021	33321	$259,409.59
11500		ANGLETON DRAINAGE DIST.				
	I-PAYMENT #3	PSI TESTING BILLING 3	R	7/13/2021	33322	
	I-PAYMENT #4	HENDERSON RD #4	R	7/13/2021	33322	$18,452.97
14000		ANGLETON FEED & SUPPLY CO				
	I-278412	WEED KILLER	R	7/13/2021	33323	$65.50
17100		ANGLETON VOLUNTEER				
	I-JUN COLLECTION	MONEY COLLECTED	R	7/13/2021	33324	$3,765.79
245		AT&T				
	I-979849-3514 4062*	PHONES PUBLIC WORKS	R	7/13/2021	33325	$183.16
578		AT&T				
	I-**059 286-7643 001	STATION PHONE	R	7/13/2021	33326	$45.17
127300		AT&T				
	I-979-84990561*346 8	MONTHLY SERVICE	R	7/13/2021	33327	$1,622.15
705		AT&T MOBILITY				
	I-287286323181X*	IPAD INTERNET	R	7/13/2021	33328	
	I-287296499991X	PHONE BILL MAY-JUNE	R	7/13/2021	33328	$3,013.21
469		AUTOZONE				
	I-1551652935	MOTOR OIL	R	7/13/2021	33329	
	I-1551657660	OIL FILTER	R	7/13/2021	33329	$19.74
59000		B & K MOTOR PARTS INC				
	I-848488	GENERAL SUPPLIES	R	7/13/2021	33330	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-849006	SUPPLIES	R	7/13/2021	33330	
	I-849069	SUPPLIES	R	7/13/2021	33330	
	I-849146	BATTERY AND BELT	R	7/13/2021	33330	
	I-849178	LEASE VEH- NARC	R	7/13/2021	33330	
	I-849192	SUPPLIES	R	7/13/2021	33330	
	I-849194	GENERAL SUPPLIES	R	7/13/2021	33330	
	I-849328	SUPPLIES	R	7/13/2021	33330	
	I-849558	GENERAL SUPPLIES	R	7/13/2021	33330	
	I-849753	GENERAL SUPPLIES	R	7/13/2021	33330	
	I-849940	GENERAL SUPPLIES	R	7/13/2021	33330	
	I-850008	BALL MOUNT	R	7/13/2021	33330	
	I-850050	BALL MOUNT	R	7/13/2021	33330	
	I-850112	Battery for R1	R	7/13/2021	33330	
	I-850126	BALL MOUNT	R	7/13/2021	33330	$777.69
21000		BAKER & LAWSON INC				
	I-20271	SURVEY FOR MUNICIPAL POOL	R	7/13/2021	33333	$800.00
1075		BAUTISTA, LUIS				
	I-2nd QUARTER	2nd QUARTER	R	7/13/2021	33334	$145.00
1108		BAY OIL COMPANY				
	I-907333	FUEL 6.25.21	R	7/13/2021	33335	$4,162.39
1		BC TRUCK OUTFITTERS				
	I-13223	RECEIVER H	R	7/13/2021	33336	$970.00
23600		BCOS OFFICE TECHNOLOGIES				
	I-AR280527	MONTHLY BILL MAY TO JUNE	R	7/13/2021	33337	
	I-AR280912	BCOS	R	7/13/2021	33337	
	I-AR281120	TONER FOR PRINTER	R	7/13/2021	33337	$449.43

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
22605		BEARCOM				
	I-5216380	RADIO & PAGER REPAIR	R	7/13/2021	33338	$831.46
940		CECIL BOOTH				
	I-JULY COUN SERV	COUNCIL SERVICES	R	7/13/2021	33339	$100.00
25025		BRAZORIA COUNTY HEALTH WATER L				
	I-COA - 101	LAB FEES FOR TESTING	R	7/13/2021	33340	$435.00
614		BRAZORIA COUNTY SEPTIC SERVICE				
	I-91727	RESTROOMS	R	7/13/2021	33341	$815.00
195		BRAZOSPORT STARTER AND ALTERNA				
	I-12712	STARTER	R	7/13/2021	33342	$89.00
32500		BRAZOSPORT WATER AUTHORITY				
	I-01-0485	WATER PURCHASE	R	7/13/2021	33343	$177,120.00
34510		BROOKSIDE EQUIPMENT SALES, INC				
	I-IA27610	FILTER	R	7/13/2021	33344	
	I-IA28014	BLADE & WHEEL	R	7/13/2021	33344	
	I-IA28241	EQUIPMENT SUPPLIES	R	7/13/2021	33344	$134.57
34776		BUG SHOP				
	I-PW 84 INSPEC	PW 84 INSPECTION	R	7/13/2021	33345	$7.00
1		BURDITT CONSULTANTS				
	I-140249	FREEDOM PA	R	7/13/2021	33346	$14,000.00
49500		CENTERPOINT ENERGY				
	I--4814814-2	MONTHLY GAS SERVICES	R	7/13/2021	33347	$23.69

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
27550		CITY OF ANGLETON - VISA CARD A				
	C-04779G	FTO COURSE	R	7/13/2021	33348	
	C-PD W/PO2157639	CHARGE	R	7/13/2021	33348	
	C-SHRM Refund	SHRM Refund	R	7/13/2021	33348	
	I-**DOLLAR TREE	SUPPLIES	R	7/13/2021	33348	
	I-00090G	FTO COURSE	R	7/13/2021	33348	
	I-013	SHELTER LUV	R	7/13/2021	33348	
	I-01828G	FTO COURSE	R	7/13/2021	33348	
	I-02544g	BESTBUY	R	7/13/2021	33348	
	I-03108-19201033	CANVA MONTHLY SUB	R	7/13/2021	33348	
	I-03759G	VISA - DOLLAR TREE	R	7/13/2021	33348	
	I-03774G	SUPPLIES	R	7/13/2021	33348	
	I-03888G	SUPPLIES	R	7/13/2021	33348	
	I-06784G	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-08906G	PAINT	R	7/13/2021	33348	
	I-11205887235119453	BINDERS	R	7/13/2021	33348	
	I-11468	CITY OF ANGLETON - VISA CARD A	R	7/13/2021	33348	
	I-127341	TMCEC - CA	R	7/13/2021	33348	
	I-1359609	MASTERWORD SERVICES	R	7/13/2021	33348	
	I-155WP11727121	COMPUTER PARTS	R	7/13/2021	33348	
	I-173599	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-3012248	VIRTUAL TRAINING	R	7/13/2021	33348	
	I-303922271	GOALS FOR SOCCER COMPLEX	R	7/13/2021	33348	
	I-36446	LOWES	R	7/13/2021	33348	
	I-3950804	WUFOO SUBSCRIPTION	R	7/13/2021	33348	
	I-8809215	RACKSPACE	R	7/13/2021	33348	
	I-8884686	RACKSPACE	R	7/13/2021	33348	
	I-ACRYLIC SIGNS	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-CRICUT JOANN	SUPPLIES	R	7/13/2021	33348	
	I-DOLLAR TREE**	SUPPLIES	R	7/13/2021	33348	
	I-GULFCOASTGRILL*	INTERN LUNCH	R	7/13/2021	33348	
	I-INV86971146	ZOOM	R	7/13/2021	33348	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-KROGER 06952G	SUPPLIES	R	7/13/2021	33348	
	I-MOVING FURNITURE	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-NRPA FLIGHT	NRPA FLIGHT	R	7/13/2021	33348	
	I-ONLINE ORDER	CORDLESS VINYL BLINDS	R	7/13/2021	33348	
	I-ONLINE WALMART	SUPPLIES	R	7/13/2021	33348	
	I-PICKET FENCE 2	SUPPLIES	R	7/13/2021	33348	
	I-SHIRT-CM	SHIRT	R	7/13/2021	33348	
	I-SIGNS	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-SR21-7653	BRAZORIA SEPTIC	R	7/13/2021	33348	
	I-SR21-7715	BRAZORIA COUNTY SEPTIC	R	7/13/2021	33348	
	I-SUUPLIES	SUPPLIES FOR CHIEFS OFFIC	R	7/13/2021	33348	
	I-TRAINING ITEMS	TRAINING ITEMS	R	7/13/2021	33348	
	I-TRAVEL/HOTEL	TRAVEL/HOTEL	R	7/13/2021	33348	
	I-TSC 05210G	GOALS FOR SOCCER COMPLEX	R	7/13/2021	33348	
	I-WALL ART	VARIOUS SUPPLIES	R	7/13/2021	33348	
	I-WM 05961G	SUPPLIES	R	7/13/2021	33348	
	I-WM 06646G	CANVA MONTHLY SUB	R	7/13/2021	33348	
	I-WM 07981G	OFFICE SUPPLIES	R	7/13/2021	33348	
	I-WM04667G	WALMART	R	7/13/2021	33348	
	I-inv9251988	ZOOM	R	7/13/2021	33348	
	I-kroger 05887g	DRINKS	R	7/13/2021	33348	
	I-wm 02672G	PESTICIDES	R	7/13/2021	33348	$29,910.49
1027		CLARK CONDON ASSOCIATES, INC				
	I-48011	PROFESSIONAL SERVICES	R	7/13/2021	33358	
	I-48012	PROFESSIONAL SERVICES	R	7/13/2021	33358	
	I-48013	PROFESSIONAL SERVICES	R	7/13/2021	33358	$6,717.98
41510		COASTAL PUMP SERVICES INC				
	I-13476	SELF PRIMER PARTS	R	7/13/2021	33359	
	I-13576B	WWTP LIFT PUMP # 3	R	7/13/2021	33359	$18,363.36

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		Colleen Martin				
	I-JULY CELL ALLOW*	July Cell	R	7/13/2021	33360	$60.00
1078		DENBOW, DARYL				
	I-2ND QUARTER	2ND QUARTER	R	7/13/2021	33361	$240.00
48500		DXI INDUSTRIES				
	I-055011480-21	CHEMICAL SUPPLIES	R	7/13/2021	33362	$189.79
921		ENTERPRISE RENT A CAR				
	I-27300324	NARC VEH RENTAL	R	7/13/2021	33363	$575.00
52500		FACTS				
	I-*15239-0621	FACTS AD	R	7/13/2021	33364	
	I--15239-0621	ADVERTISEMENTS	R	7/13/2021	33364	
	I-15239-0621	PUBLIC HEARING/HANCOCK SU	R	7/13/2021	33364	$1,216.10
1079		FELIX, SEAN				
	I-2ND QUARTER	2ND QUARTER	R	7/13/2021	33365	$80.00
1119		FITZGERALD, CURTIS				
	I-2ND QT PAY PER CAL	PAY PER CALL	R	7/13/2021	33366	$240.00
1081		GAMEZ, ANTHONY				
	I-2ND QUATER	2ND QTR	R	7/13/2021	33367	$235.00
1082		GARCIA, JOSEPH				
	I-2ND QTR	2ND QTR	R	7/13/2021	33368	$345.00
1083		GARCIA, RICHARD				
	I-PAY PER CALL	2ND QTR	R	7/13/2021	33369	$335.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		Gelu Pearland East				
	I-EMPLOYEE APPR	EMPLOYEE AP	R	7/13/2021	33370	$220.00
293		GENSCO AIRCRAFT TIRES				
	I-00013879	TIRES FOR LARGE TRUCKS	R	7/13/2021	33371	$1,400.00
377		GERI GONZALES				
	I-JUNE PHONE ALLOW	JUNE PHONE ALLOW	R	7/13/2021	33372	$60.00
1084		GINGRICH, KARL				
	I-2ND QTR - KG	2ND QTR	R	7/13/2021	33373	$340.00
1031		GONGORA, MARK				
	I-JULY COUNCIL	COUNCIL SERVICES	R	7/13/2021	33374	$100.00
309		GULF COAST CHEVROLET				
	I-CVCS583813	P4	R	7/13/2021	33375	
	I-CVCS583897	P44	R	7/13/2021	33375	$418.18
66300		GULF COAST PAPER CO INC				
	C-2068728	GULF COAST PAPER	R	7/13/2021	33376	
	I-2055560	TRASH BAGS FOR AGSA	R	7/13/2021	33376	
	I-2065070	SUPPLIES	R	7/13/2021	33376	
	I-2067727	SUPPLIES	R	7/13/2021	33376	
	I-2070109	GULF COAST PAPER	R	7/13/2021	33376	$529.65
593		HARRIS COUNTY AUDITOR				
	I-004916	WARRANTS	R	7/13/2021	33377	$9.60
800		HERNANDEZ, SUSIE				
	I-JUN CONTRACT SRVS	JUNE CONTRACT SERVICES	R	7/13/2021	33378	$1,256.25

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1086		HOGAN, M SHAWN				
	I-2ND QTR - SMH	2ND QTR	R	7/13/2021	33379	$445.00
957		HOPE ANIMAL HOSPITAL				
	I-3252	VET SERVICES JUNE 2021	R	7/13/2021	33380	$324.53
78451		HUB INTERNATONAL INS SERVICES				
	I-2013807	CONSULTING FEES	R	7/13/2021	33381	$2,791.67
1		JASON BELLAR				
	I-MEAL PAY-JB	MEAL PAY FOR TRAV	R	7/13/2021	33382	$108.00
1		JEFF BROWN				
	I-LIFEGUARD CLASSES	LIFEGUARDING CLASS	R	7/13/2021	33383	$504.00
1087		JONES, FELTON				
	I-2ND QTR - FAJ	2ND QTR	R	7/13/2021	33384	$330.00
83950		KWIK KAR				
	I-1-300150	OIL CHANGES	R	7/13/2021	33385	$45.00
84900		LAKE HARDWARE & LUMBER				
	C-81930	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-80938	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-81004	SUPPLIES	R	7/13/2021	33386	
	I-81029	SUPPLIES	R	7/13/2021	33386	
	I-82000	FLOOR DRAINS	R	7/13/2021	33386	
	I-82012	SUPP;IES	R	7/13/2021	33386	
	I-82016	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82030	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82056	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82060	GENERAL SUPPLIES	R	7/13/2021	33386	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-82074	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82156	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82161	SUPP;IES	R	7/13/2021	33386	
	I-82192	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82273	PAINT	R	7/13/2021	33386	
	I-82281	SUPPLIES	R	7/13/2021	33386	
	I-82302	SUPPLIES	R	7/13/2021	33386	
	I-82313	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82337	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82338	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82395	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82403	SUPPLIES	R	7/13/2021	33386	
	I-82418	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82424	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82443	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82449	SPOUT	R	7/13/2021	33386	
	I-82452	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82501	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82516	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-82534	GENERAL SUPPLIES	R	7/13/2021	33386	
	I-85049	GENERAL SUPPLIES	R	7/13/2021	33386	$970.85
85589		LAWMAN'S UNIFORM & EQUIP.,CO.				
	I-49922	HAYNES JACKET	R	7/13/2021	33392	$145.00
117		LENOVO, INC				
	I-6456413956	LAPTOPS	R	7/13/2021	33393	$2,249.91
602		MASTERCARD				
	I-01G6701379506	WATER FOR PUBLIC WORKS	R	7/13/2021	33394	
	I-32645	HOSES, TIRES	R	7/13/2021	33394	
	I-LOWES 00248G	TOOL BOXES	R	7/13/2021	33394	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-ROOM-CHAPMAN	CHAPMAN HOTEL ROOM	R	7/13/2021	33394	
	I-TIRES PW84	HOSES, TIRES	R	7/13/2021	33394	
	I-TSC 00244G	TOOL BOXES	R	7/13/2021	33394	
	I-TSC 02961G	ACO SUPPLIES	R	7/13/2021	33394	
	I-WM 00201G	ACO SUPPLIES	R	7/13/2021	33394	
	I-WM 02821G	P46	R	7/13/2021	33394	
	I-WM 02897G	P39	R	7/13/2021	33394	
	I-WW LIC-VL	WASTEWATER LICENSE	R	7/13/2021	33394	$1,910.48
91608		METRO FIRE				
	I-173378	hose replacement	R	7/13/2021	33396	
	I-173882	Rewcue tools	R	7/13/2021	33396	$4,231.00
92100		MID-AMERICAN RESEARCH				
	I-21-58132	INSECTICIDE	R	7/13/2021	33397	$389.00
1121		MORALES, JOSE				
	I-2ND QT PPC -JM	PAY PER CALL	R	7/13/2021	33398	$220.00
1123		MORTON MORROW INC DBA SURVIVAL				
	I-1317	Hose and pressure guage	R	7/13/2021	33399	$307.00
1088		MORTON, NEAL				
	I-2ND QTR - NM	2ND QTR	R	7/13/2021	33400	$180.00
667		MURRAY MOWING				
	I-980689	MURRY MOWING	R	7/13/2021	33401	$157.00
1089		MYERS, SCOTT				
	I-2ND QTR - SM	2ND QTR	R	7/13/2021	33402	$235.00
1090		NORRIS, ANTHONY				
	I-2ND QTR - AN	2ND QTR	R	7/13/2021	33403	$110.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
104350		NORTHERN SAFETY CO.,INC.				
	I-904452935	SAFETY SUPPLIES	R	7/13/2021	33404	$561.85
1118		O'BRIEN, CALEB				
	I-2N QT PPC-CO'B	PAY PER CALL	R	7/13/2021	33405	$345.00
1091		O'BRIEN, JOHN				
	I-2ND QTR - JO'B	2ND QTR	R	7/13/2021	33406	$170.00
988		O'REILLY AUTO PARTS				
	I-0405-364903	SHOP TOWEL	R	7/13/2021	33407	$37.98
1147		OCCUPATIONAL HEALTH CENTERS OF				
	I-322445622	DS/RABIES VACCINES	R	7/13/2021	33408	$2,809.00
1056		ON DEMAND INCORPORATED				
	I-29574025	POSTAGE MACHINE	R	7/13/2021	33409	$450.00
108505		JASON PEREZ				
	I-JULY SERVICES	COUNCIL SERVICES	R	7/13/2021	33410	$150.00
108550		PERFORMANCE TRANSMISSION				
	I-58824	REPAIRS ENG 1	R	7/13/2021	33411	
	I-58966	BRAKE INSPECTION	R	7/13/2021	33411	
	I-58967	Fuel/Oil filters	R	7/13/2021	33411	$4,238.15
778		PITNEY BOWES GLOBAL FINANCIAL				
	I-3313792890	INSERT MACHINE	R	7/13/2021	33412	$1,151.07
344		PMMI SERVICES				
	I-1039	INSTALLATION	R	7/13/2021	33413	$250.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		PRECISION COMPANY INC				
	I-18801	LUBRICAN	R	7/13/2021	33414	$733.29
1		PRECISION ELECTRIC, L.L.C				
	I-9026	INST	R	7/13/2021	33415	$2,507.00
1043		PROFORMA				
	I-BS85001495A	LAPEL PINS & BUS CARDS	R	7/13/2021	33416	
	I-BS85001526A	LAPEL PINS & BUS CARDS	R	7/13/2021	33416	$3,074.88
112755		PROGRESSIVE COMMERCIAL AQUATIC				
	I-I24385	TIGHTEN SEAL	R	7/13/2021	33417	
	I-I24388	CHLORINE TABS	R	7/13/2021	33417	$1,820.00
1093		PRUITT, JEREMY				
	I-2ND QTR - JP	2ND QTR	R	7/13/2021	33418	$170.00
728		PSYCHOLOGY WORKS				
	I-EVAL'S FOR PD	L3'S	R	7/13/2021	33419	$400.00
30020		RANDALL LAW OFFICE LTD., LLP				
	I-01902	PROFESSIONAL SERVICES	R	7/13/2021	33420	
	I-01905	PROFESSIONAL SERVICES	R	7/13/2021	33420	
	I-01909	PROFESSIONAL SERVICES	R	7/13/2021	33420	
	I-02210	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02211	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02212	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02213	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02214	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02215	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02216	JUNE ATTORNEY BILLS	R	7/13/2021	33420	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-02217	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02218	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02219	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02220	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02270	JUNE ATTORNEY BILLS	R	7/13/2021	33420	
	I-02271	JUNE ATTORNEY BILLS	R	7/13/2021	33420	$30,192.50
400		RELIANT METRO LTD				
	I-141.2000142695	RELIANT METRO LTD	R	7/13/2021	33423	
	I-141.8000615764	RELIANT METRO LTD	R	7/13/2021	33423	$490.17
1094		SEMBERA, ADOLPH				
	I-2ND QTR - AS	2ND QTR	R	7/13/2021	33424	$720.00
123427		JEFF SIFFORD				
	I-TRAVEL PAY- JS	TRAVEL FOR TRAINING	R	7/13/2021	33425	$549.08
153		SORRELL CONSTRUCTION EQUIPMENT				
	I-10316	SAND	R	7/13/2021	33426	
	I-10335	PALM TREE REMOVAL	R	7/13/2021	33426	
	I-10336	DEMOLITION OF CITY POOL	R	7/13/2021	33426	$39,893.18
35149		SPARKLIGHT				
	I-#126904267-	INTERNET WWTP	R	7/13/2021	33427	
	I-*127230779*	MONTHLY SERVICES	R	7/13/2021	33427	$290.50
1		SPENCER THORNBERG				
	I-1000060177	OVERPAYMENT	R	7/13/2021	33428	$50.80
514		SPRINT WASTE SERVICES, LP				
	I-116265	WWTP WASTE REMOVAL	R	7/13/2021	33429	$23,688.69

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
29		SPRINT/NEXTEL				
	I-562731851	MONTHLY SERVICE	R	7/13/2021	33430	$600.00
763		SS MOTOR TRENDZ				
	I-6519	Brush 2	R	7/13/2021	33431	
	I-6520	Utility 1	R	7/13/2021	33431	
	I-6599	INSP,OIL CHANGE & TUNE UP	R	7/13/2021	33431	$863.46
1096		STULBERG, DAVID				
	I-2ND QTR - DS	2ND QTR	R	7/13/2021	33432	$405.00
1007		SVOBODA, MICHAEL				
	I-SERVICES - JULY	COUNCIL MEMBER	R	7/13/2021	33433	$100.00
1069		SWIPECLOCK LLC				
	I-141688	APPLICANTSTACK	R	7/13/2021	33434	$225.00
1131		THE RIGHT COMPANY REMODELING &				
	I-CABINET COMPLETED	CABINETS	R	7/13/2021	33435	
	I-CONTRACT LABOR	CONTRACT LABOR	R	7/13/2021	33435	$2,150.00
1037		TOWNSEND, TRAVIS				
	I-COUNCIL- JULY	COUNCIL SERVICES	R	7/13/2021	33436	$100.00
1041		TXU ENERGY				
	I-052003205831	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702760	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702761	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702762	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702763	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702764	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702765	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-054005702766	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702767	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702768	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702769	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702770	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702771	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702772	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702773	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054005702774	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054052973908	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-05490246701	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054902746700	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054902746702	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054902746703	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054902746704	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054902746705	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054952740094	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054952740095	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-054952740096	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-055227706590	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-055652620646	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449990	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449991	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449992	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449993	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449994	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449995	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	
	I-056052449996	MONTHLY ELECTRIC BILL	R	7/13/2021	33437	$19,453.48
152000		U.S. POSTMASTER				
	I-AUG POSTAGE	POSTAGE	R	7/13/2021	33444	$4,500.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
149326		USA BLUE BOOK				
	I-591831	GENERAL SUPPLIES	R	7/13/2021	33445	$850.98
155000		VERNOR MATERIAL & EQUIPMENT				
	I-0161934	REMOVAL OF MATERIALS	R	7/13/2021	33446	$9,500.00
157000		WALMART COMMUNITY/CAPITAL ONE				
	I-EM 990146	supplies	R	7/13/2021	33447	
	I-WM 353502	GENERAL SUPPLIES WWTP	R	7/13/2021	33447	$366.01
158299		WASTE CONNECTIONS OF TEXAS				
	C-KAB-JUNE	JUNE GARBAGE	R	7/13/2021	33448	
	I-2624066	BULKY ITEM PICKUP	R	7/13/2021	33448	
	I-JUNE GARGABE	JUNE GARBAGE	R	7/13/2021	33448	$178,375.66
96610		WEX BANK				
	I--72546672	JUNE GASOLINE USAGE	R	7/13/2021	33449	
	I-72546672*	JUNE GASOLINE USAGE	R	7/13/2021	33449	
	I-72546672-	JUNE GASOLINE USAGE	R	7/13/2021	33449	$443.31
161010		WHOLESALE ELECTRIC SUPPLY				
	I-0071-11037838	SUPPLIES	R	7/13/2021	33450	$349.72
1097		WILDE, JOSHUA				
	I-2ND QTR - JW	2ND QTR	R	7/13/2021	33451	$125.00
449		WILSON PEST CONTROL				
	I-183	WILSON PEST CONTROL	R	7/13/2021	33452	$230.00
160485		JOHN WRIGHT				
	I-JULY SERVICES	COUNCIL SERVICES	R	7/13/2021	33453	$100.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		CHRIS WHITTAKER				
	I-PER DIEM-LUFKIN	TRAVEL AND PER	R	7/21/2021	33498	$92.00
961		SUSIE DICKEY				
	I-INSTRUCT -SD	FITNESS INSTRUCTOR	R	7/21/2021	33499	$540.00
57933		FRANKLIN, BETTY S				
	I-INSTRUCT - BF	FITNESS INSTRUCTOR	R	7/21/2021	33500	$60.00
110556		FREESE & NICHOLS				
	I-1319922	PROFESSIONAL SERVICES	R	7/21/2021	33501	
	I-1322260	PROFESSIONAL SERVICES	R	7/21/2021	33501	
	I-1324468	PROFESSIONAL SERVICES	R	7/21/2021	33501	
	I-1324470	PROFESSIONAL SERVICES	R	7/21/2021	33501	
	I-1324471	PROFESSIONAL SERVICES	R	7/21/2021	33501	
	I-PAY EST #1	WWTP IMPROVEMENTS	R	7/21/2021	33501	$45,700.81
1		GIA ACUNA				
	I-WORKED 7/6	HELPED W/STORAGE CLE	R	7/21/2021	33502	$40.00
854		JAVIER GONZALEZ				
	I-MEALS - JG	MEAL PAY FOR TRAVEL	R	7/21/2021	33503	$36.00
74501		HOUSTON POLY BAG I, LTD				
	I-86246	KAB TRASH BAGS	R	7/21/2021	33504	$3,060.00
1		JUSTIN HILL				
	I-WORKED 7/6-7/7	HELPED W/STORAGE C	R	7/21/2021	33505	$80.00
1		MEGAN MAINER				
	I-REIMB - MM	TRAPS INSTITUTE R	R	7/21/2021	33506	$180.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1124		MRB GROUP				
	I-39948	PROF SERVICES	R	7/21/2021	33507	$7,580.00
1142		P3WORKS LLC				
	I-0003895	RIVERWOOD RANCH	R	7/21/2021	33508	$4,010.60
1065		PRE-PAID LEGAL SERVICES INC				
	I-**8209	PRE PAID LEGAL	R	7/21/2021	33509	$559.20
1146		STALLARD TECHNOLOGIES INC				
	I-167105	SERVER	R	7/21/2021	33510	$9,749.00
136500		TEXAS MUNICIPAL LEAGUE				
	I-MEMBER RENEW	TEXAS MUNICIPAL LEAGUE	R	7/21/2021	33511	$3,482.00
1135		TEXAS PRIDE UTILITIES LLC				
	I-PAY REQ #4	REQ #4	V	7/21/2021	33512	$29,898.50
1135		TEXAS PRIDE UTILITIES LLC				
	M-CHECK	TEXAS PRIDE UTILITIES LLVOIDED	V	7/21/2021	33512	29,898.50CR
955		WARREN, DANIEL				
	I-INSTRUCT- DW	FITNESS INSTRUCTOR	R	7/21/2021	33513	$240.00
1		WATERSTONE DEV GROUP LLC				
	I-REIMB ESCROW FEES	ESCRO	R	7/21/2021	33514	$90,000.00
1135		TEXAS PRIDE UTILITIES LLC				
	I-REQ #4	GRANT	R	7/21/2021	33515	$29,898.90
1145		MICHELLE PEREZ				
	I-ADDITIONAL PAY DUE	ADDITIONAL PAY OWED	R	7/21/2021	33516	$276.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1102		PATRICIA A. SWORDS LLC				
	I-7/5-7/18	GRANT & SP PROJECT	R	7/21/2021	33517	$696.00
500		4 & 18 MECHANIC SHOP				
	I-074383	TIRE REPAIR	R	7/27/2021	33518	
	I-074391	TIRE	R	7/27/2021	33518	$103.50
576		ACCURATE UTILITY SUPPLY LLC				
	I-172165	WATER PARTS	R	7/27/2021	33519	$1,282.00
455		ACE IMAGEWEAR				
	I-0681800	UNIFORMS	R	7/27/2021	33520	
	I-0683243	UNIFORMS 07/13/2021	R	7/27/2021	33520	
	I-0684681	UNIFORMS 07/20/2021	R	7/27/2021	33520	$689.88
1019		ADP INC				
	I-584483060	FY21 Fees	R	7/27/2021	33521	
	I-584483099	FY21 Fees	R	7/27/2021	33521	
	I-584968604	FY21 Fees	R	7/27/2021	33521	$768.40
2560		AIRGAS USA, LLC				
	I-9980924668	OXYGEN RENTAL	R	7/27/2021	33522	$96.90
994		AMAZON CAPITAL SERVICES				
	I-112L-QHX3-X3XL	VALVE BOX	R	7/27/2021	33523	
	I-136G-WQMG-6NP1	SUPPLIES	R	7/27/2021	33523	
	I-13CC-RTTF-DD3Y	OFFICE SUPPLIES	R	7/27/2021	33523	
	I-14K6-QRNW-MFMN	PATROL MONITORS	R	7/27/2021	33523	
	I-16MN-RFYQ-JDYF	AMAZON CAPITAL SERVICES	R	7/27/2021	33523	
	I-16NX-CJHH-9FMK	RESCUE DISCINFECTANT WIPE	R	7/27/2021	33523	
	I-16NX-CJHH-WQVC	AMAZON	R	7/27/2021	33523	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-19X4-N46X-13NY	AMAZON	R	7/27/2021	33523	
	I-1C4F-JCWL-96M1	B-DAY CARDS	R	7/27/2021	33523	
	I-1FTQ-N4TQ-6PR7	AMAZON CAPITAL SERVICES	R	7/27/2021	33523	
	I-1J7G-XHG9-6CCM	PATROL PC EQUIP	R	7/27/2021	33523	
	I-1JD6-TJHY-66JP	EEProm programmer	R	7/27/2021	33523	
	I-1JFK-MWQY-3N41	AMAZON	R	7/27/2021	33523	
	I-1KCV-TX7W-1NCD	OFFICE SUPPLIES	R	7/27/2021	33523	
	I-1NQ4-HX73-CGMN	AMAZON	R	7/27/2021	33523	
	I-1NQY-RWXT-HKDY	SUPPLIES	R	7/27/2021	33523	
	I-1TXK-7HPL-NJDV	OFFICE SUPPLIES	R	7/27/2021	33523	
	I-1WP4-WCLD-MCG1	SATA SSD	R	7/27/2021	33523	
	I-1WTM-7CYT-H17H	AUTOMATED PAPER TOWEL DIS	R	7/27/2021	33523	
	I-1XPD-4FYR-9NGH	COFFEE CUPS	R	7/27/2021	33523	
	I-1ty7-9mxn-qhlm	OFFICE SUPPLIES - LABELS	R	7/27/2021	33523	$7,221.45
7542		AMERICAN MATERIALS INC.				
	I-OVERLAYS FOR CR 34	OVERLAYS FOR CR 341	R	7/27/2021	33528	$6,310.08
10010		CITY OF ANGLETON				
	I-*W & S 070821	WATER & SEWER	R	7/27/2021	33529	$115.00
10010		CITY OF ANGLETON				
	I-FSA MED 070821	FSA MED	R	7/27/2021	33530	$514.91
10010		CITY OF ANGLETON				
	I-FSA MED 070821*	FSA MED	R	7/27/2021	33531	$27.09
10010		CITY OF ANGLETON				
	I-GUN REIMB 070821*	GUN REIMBURSEMENT	R	7/27/2021	33532	$446.11
10010		CITY OF ANGLETON				
	I-W & S 070821	WATER & SEWER	R	7/27/2021	33533	$305.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
14000		ANGLETON FEED & SUPPLY CO				
	I-278451	SUPPLIES	R	7/27/2021	33534	
	I-278686	SUPPLIES	R	7/27/2021	33534	$371.26
14130		ANGLETON PARKS & RECREATION				
	I-SCHOLARSHIPS	SCHOLARSHIP	R	7/27/2021	33535	$262.50
1068		AQUA-METRIC SALES CO				
	I-0083653	METERS	R	7/27/2021	33536	$20,136.00
245		AT&T				
	I-979 549-0599 4069/	PHONES PW	R	7/27/2021	33537	$36.98
458		AT&T				
	I-<130420542	ATT	R	7/27/2021	33538	$101.44
578		AT&T				
	I-**0592878067001	MONTHLY CHARGES	R	7/27/2021	33539	$44.63
537		AT&T 019				
	I-9799013605	MONTHLY SERVICES	R	7/27/2021	33540	$1,694.89
469		AUTOZONE				
	I-1551667143	GENERAL SUPPLIES	R	7/27/2021	33541	
	I-1551668103	GENERAL SUPPLIES	R	7/27/2021	33541	
	I-1551670331	GENERAL SUPPLIES	R	7/27/2021	33541	$165.88
59000		B & K MOTOR PARTS INC				
	C-850900	GENERAL SUPPLIES	R	7/27/2021	33542	
	I-850435	BATTERY FOR BOBCAT	R	7/27/2021	33542	
	I-850578	VEHICLE SUPPLIES	R	7/27/2021	33542	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-850615	SEAT COVER	R	7/27/2021	33542	
	I-850807	GENERAL SUPPLIES	R	7/27/2021	33542	
	I-850858	BRAKE CALIBER	R	7/27/2021	33542	
	I-850859	GENERAL SUPPLIES	R	7/27/2021	33542	
	I-851347	PARTS FOR PW-23	R	7/27/2021	33542	
	I-851505	BATTERIES	R	7/27/2021	33542	
	I-851565	BATTERY FOR PW-22	R	7/27/2021	33542	
	I-851772	HYD HOSE FOR PK 47	R	7/27/2021	33542	
	I-852002	L VALDEZ	R	7/27/2021	33542	
	I-852091	GENERAL SUPPLIES	R	7/27/2021	33542	
	I-852167	GENERAL SUPPLIES	R	7/27/2021	33542	$1,475.43
1108		BAY OIL COMPANY				
	I-910151	FUEL 7.7.21	R	7/27/2021	33545	
	I-911779	FUEL 7.15.21	R	7/27/2021	33545	
	I-913561	FUEL 7.23.21	R	7/27/2021	33545	$8,041.99
23600		BCOS OFFICE TECHNOLOGIES				
	I-AR2810785	Station 1 Printer	R	7/27/2021	33546	
	I-AR281828	MONTHLY COPIER SERVICES	R	7/27/2021	33546	$774.83
22711		BLUELINE SHOP &				
	I-16912	BUS CARDS NOTARY STAMPS	R	7/27/2021	33547	$356.04
584		BRAZORIA COUNTY ENGINEER DEPT				
	I-ENG 21-130	STORM WATER PERMIT	R	7/27/2021	33548	$948.36
31355		BRAZOS TRACTOR & EQUIP.				
	I-415980	BLADES FOR MOWER	R	7/27/2021	33549	
	I-416110	POLE SAW AND CHAIN SAW	R	7/27/2021	33549	$1,732.42
34510		BROOKSIDE EQUIPMENT SALES, INC				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-IA 28433	CHAINS FOR CHAINSAWS	R	7/27/2021	33550	
	I-IA25443	WEEDEATER STRING	R	7/27/2021	33550	
	I-IA27840	EQUIPMENT SUPPLIES	R	7/27/2021	33550	
	I-IA28921	EQUIPMENT SUPPLIES	R	7/27/2021	33550	
	I-IA29063	EQUIPMENT SUPPLIES	R	7/27/2021	33550	$246.47
34776		BUG SHOP				
	I-INSPECT PW10	INSPECTION PW 10	R	7/27/2021	33551	$25.50
37656		CDW GOVERNMENT, INC.				
	I-G966063	PATROL PCs	R	7/27/2021	33552	
	I-H024099	PATROL PCs	R	7/27/2021	33552	
	I-H024099*	PATROL PCs	R	7/27/2021	33552	
	I-H150896	PATROL PCs	R	7/27/2021	33552	$3,745.46
49500		CENTERPOINT ENERGY				
	I---4842470-9	JUNE TO JULY BILL	R	7/27/2021	33553	
	I-<4815059-3	MONTHLY GAS SERVICES	R	7/27/2021	33553	$184.56
31698		CENTURY ASPHALT				
	I-216230	14 TONS COLD MIX	R	7/27/2021	33554	$1,233.76
27550		CITY OF ANGLETON - VISA CARD A				
	C-HAND DRYERS CR	SUPPLIES	R	7/27/2021	33555	
	C-KNOCKERBALL CR	OMEGA KNOCKERBALL	R	7/27/2021	33555	
	C-REFND FOR TSHIRTS	refund	R	7/27/2021	33555	
	C-REFUND ON DRYERS	SUPPLIES	R	7/27/2021	33555	
	I-*LUIGIS	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-*WM 01030G	SUPPLIES	R	7/27/2021	33555	
	I-*WM 03002G*	VISA PURCHASES	R	7/27/2021	33555	
	I-00798G	TRAINING BREAKFAST	R	7/27/2021	33555	
	I-01218G	TRAINING LUNCH	R	7/27/2021	33555	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-01845G	SUPPLIES	R	7/27/2021	33555	
	I-03578G	BATTERIES	R	7/27/2021	33555	
	I-03612G	PC PARTS	R	7/27/2021	33555	
	I-0504192-IN	CID SUPPLIES-SIRCHIE	R	7/27/2021	33555	
	I-0506037	EVIDENCE SUPPLIES	R	7/27/2021	33555	
	I-07083G	PC Parts	R	7/27/2021	33555	
	I-08066G	VISA CHARGES	R	7/27/2021	33555	
	I-08283G	OFFICE FURNITURE	R	7/27/2021	33555	
	I-09683G	SSD	R	7/27/2021	33555	
	I-128074	TMCEC TRAINING	R	7/27/2021	33555	
	I-128075	TMCEC TRAINING	R	7/27/2021	33555	
	I-155-PO-11771537	PC PARTS	R	7/27/2021	33555	
	I-20 SHOW TICKETS	BINGO PRIZES	R	7/27/2021	33555	
	I-25625	KAB SHIRTS	R	7/27/2021	33555	
	I-25634	VISA CHARGES	R	7/27/2021	33555	
	I-3006378	CHANGING STATIONS	R	7/27/2021	33555	
	I-320or_357	TWC	R	7/27/2021	33555	
	I-428480	MONARCH WAYSTATION SIGN	R	7/27/2021	33555	
	I-4510732	OFFICE SUPPLIES - PAPER	R	7/27/2021	33555	
	I-8959903	RACKSPACE	R	7/27/2021	33555	
	I-BAKED GOODS*	VISA CHARGES	R	7/27/2021	33555	
	I-BOX MEAL	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-BUDGET WKSHP FOOD	VISA CHARGES	R	7/27/2021	33555	
	I-CANVA*	VISA CHARGES	R	7/27/2021	33555	
	I-CLASS FOR BF/LG	CLASS	R	7/27/2021	33555	
	I-COUNCIL FOOD*	VISA CHARGES	R	7/27/2021	33555	
	I-CP 194334	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-CP 194334*	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-DOMINOS 02698G	LUNCH FOR SUMMER CAMP	R	7/27/2021	33555	
	I-DOMINOS 07198G	VISA PURCHASES	R	7/27/2021	33555	
	I-DRINKS/CREAMER	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-DT 01243G	BINGO PRIZES	R	7/27/2021	33555	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-FLIGHT-JC	GMIS CONF	R	7/27/2021	33555	
	I-FS210721123873	FIBERSTORE FS	R	7/27/2021	33555	
	I-GSPI-0000098207	Roomalert renewal	R	7/27/2021	33555	
	I-HOTEL-CITY MANAGER	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-HOTEL-MAYOR	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-ICE MACHINE*	SUPPLIES	R	7/27/2021	33555	
	I-INV174941	LABEL PRINTER & VINYL	R	7/27/2021	33555	
	I-KROGER 01557G	VISA PURCHASES	R	7/27/2021	33555	
	I-KROGER 04134G	DRINKS FOR PSMA	R	7/27/2021	33555	
	I-KROGER 05800G	JAIL FOOD	R	7/27/2021	33555	
	I-KROGER 06199G	SUPPLIES	R	7/27/2021	33555	
	I-KROGER 06630G	TRAINING BREAKFAST	R	7/27/2021	33555	
	I-KROGER 07045G	MISC SUPPLIES	R	7/27/2021	33555	
	I-KROGER PURCHASE	SUPPLIES	R	7/27/2021	33555	
	I-MBTI TRAINING	MBTI TRAINING	R	7/27/2021	33555	
	I-MS0025642551	CYBERFORCE	R	7/27/2021	33555	
	I-MSCN9572W2	SUPPLIES	R	7/27/2021	33555	
	I-PC PARTS*	PC Parts	R	7/27/2021	33555	
	I-PIZZA 06419G	LUNCH FOR SUMMER CAMP	R	7/27/2021	33555	
	I-PIZZA HUT*	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-SAMS 09675G	SUPPLIES FOR ACO FUNDRAIS	R	7/27/2021	33555	
	I-SHRM Class Materia	SHRM Class Material	R	7/27/2021	33555	
	I-TAPE 01030G	SUPPLIES	R	7/27/2021	33555	
	I-TMLCONF REGIST	TML CONFERENCE REGISTRA.	R	7/27/2021	33555	
	I-TSC 03778G	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-TSC 05876G	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-TSC 06090G	MISC SUPPLIES	R	7/27/2021	33555	
	I-TSC 0889G	CITY OF ANGLETON - VISA CARD A	R	7/27/2021	33555	
	I-TWLI CONF	TWLI CONFERENCE	R	7/27/2021	33555	
	I-WB 01515G	LUNCH FOR SUMMER CAMP	R	7/27/2021	33555	
	I-WHATABURGER 02473	VISA PURCHASES	R	7/27/2021	33555	
	I-WM 01030G	SUPPLIES	R	7/27/2021	33555	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-WM 03002G	VISA PURCHASES	R	7/27/2021	33555	
	I-WM 03002G*	VISA PURCHASES	R	7/27/2021	33555	
	I-WM 03560G	MISC SUPPLIES	R	7/27/2021	33555	
	I-WM 0415G	SUPPLIES	R	7/27/2021	33555	
	I-WM 06002G	DISPATCH PHONE CHARGER	R	7/27/2021	33555	
	I-WM 06057G	GLOVES	R	7/27/2021	33555	
	I-WM 06271G	SUPPLIES	R	7/27/2021	33555	
	I-WM 08330G	VISA PURCHASES	R	7/27/2021	33555	
	I-inv97706104	JULY-AUG PYMT	R	7/27/2021	33555	
	I-trolls world tour	SWANK	R	7/27/2021	33555	$14,549.71
41510		COASTAL PUMP SERVICES INC				
	I-13512	LIFT STATION 7	R	7/27/2021	33571	
	I-13526	LIFT STATION 38	R	7/27/2021	33571	
	I-13547	NEW 25' SERVICE POLE	R	7/27/2021	33571	
	I-13585	LIFT STATION 7	R	7/27/2021	33571	
	I-13589	PRATT CHECK VALVES	R	7/27/2021	33571	
	I-13606	NEW EQUIPMENT	R	7/27/2021	33571	$47,431.00
1		COLLEEN MARTIN				
	I-TRAVEL EXP - CM	TRAVEL EXPENSES	R	7/27/2021	33572	$187.00
43920		COP STOP, INC.:				
	I-14070	Helmet Shields	R	7/27/2021	33573	$225.00
1		COURTNEY LANDERS				
	I-CELL ALLOW JULY	PHONE REIMBUR	R	7/27/2021	33574	$60.00
1148		CRAWFORD ELECTRIC SUPPLY CO IN				
	I-S010304085.001	LIGHTS FOR DISPATCH	R	7/27/2021	33575	$141.06
1144		CREATIVE SAFETY SUPPLY LLC				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-14941	SUPPLIES	R	7/27/2021	33576	$844.15
45755		CUT-RATE CARPET				
	I-CU006775	CARPET FOR CHIEFS OFFICE	R	7/27/2021	33577	$962.29
47517		DASH MEDICAL GLOVES, INC.				
	I-1239413	LARGE GLOVES	R	7/27/2021	33578	$219.90
47567		DAVIS & STANTON				
	I-142413	20 YR SERVICE BAR	R	7/27/2021	33579	$13.00
1		DGA				
	I-65244	DISC GOLF TEE SIGNS	R	7/27/2021	33580	$2,263.69
1153		DIESEL PUMP & INJECTOR SERVICE				
	I-75401	Generator Repair	R	7/27/2021	33581	$1,799.42
47745		DOOLEY TACKBERRY, INC.				
	I-1090078	HELMETS & BOOTS	R	7/27/2021	33582	
	I-1090521	HELMETS & BOOTS	R	7/27/2021	33582	
	I-1090820	HELMETS & BOOTS	R	7/27/2021	33582	
	I-1091298	BOOT REPLACEMENT	R	7/27/2021	33582	$3,741.39
48500		DXI INDUSTRIES				
	I-055012784-21	CHEMICAL SUPPLIES	R	7/27/2021	33584	
	I-DE05005335-21	CHEMICAL SUPPLIES	R	7/27/2021	33584	
	I-DE05005370-21	CHEMICAL SUPPLIES	R	7/27/2021	33584	
	I-DE05005371-21	CHEMICAL SUPPLIES	R	7/27/2021	33584	$1,997.50
48994		ECONOMIC DEVELOPMENT ALLIANCE				
	I-12998	LUNCHEON	R	7/27/2021	33585	$32.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1071		ENTERPRISE FM TRUST				
	I-FBN4242858	MONTHLY LEASE	R	7/27/2021	33586	$160,964.31
50486		EQUIPMENT DEPOT LTD				
	I-52287689	IDLER ASSEMBLY	R	7/27/2021	33587	$56.70
1136		TIM DUCROZ				
	I-4317	CASE FILES	R	7/27/2021	33588	$198.50
52500		FACTS				
	I-0001617*	YRLY SUBSCRITION	R	7/27/2021	33589	
	I-0031931*	FACTS RENEAL	R	7/27/2021	33589	$420.00
100		A FAMILY FLOWER SHOP & KEEPSAK				
	I-171415	PLANT FOR RHONDA	R	7/27/2021	33590	$95.00
1		G-FORCE PARKING LOT STRIP				
	I-2105-1211-1780	PARK	R	7/27/2021	33591	$810.00
854		JAVIER GONZALEZ				
	I-TEST FEE REIMB	TEST FEE REIMBURSEMENT	R	7/27/2021	33592	$50.00
309		GULF COAST CHEVROLET				
	I-CVCS583398*	P51	R	7/27/2021	33593	
	I-CVCS584255	P36	R	7/27/2021	33593	
	I-CVCS584265	P35	R	7/27/2021	33593	
	I-CVCS584329	P47	R	7/27/2021	33593	
	I-CVCS584470	P31	R	7/27/2021	33593	
	I-CVCS584495	P45	R	7/27/2021	33593	
	I-CVCS584500	P49	R	7/27/2021	33593	
	I-CVCS584658	P42 OIL CHANGE	R	7/27/2021	33593	$2,106.81

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
66300		GULF COAST PAPER CO INC				
	I-2053888	AUTOMATIC TOWEL DISPENSER	R	7/27/2021	33595	
	I-2071040	SUPPLIES	R	7/27/2021	33595	
	I-2073843	TOILET PAPER	R	7/27/2021	33595	$699.49
593		HARRIS COUNTY AUDITOR				
	I-005188	WARRANTS	R	7/27/2021	33596	$6.00
1		JANET COX				
	I-ART PROJECT	JANET COX	R	7/27/2021	33597	$900.00
1		JASMINE ROYSTON				
	I-TTRAVEL EXP - JR	MILEAGE REIUMB	R	7/27/2021	33598	$590.13
1114		KONICA MINOLTA				
	I-38086101	PRINTER LEASE	R	7/27/2021	33599	$149.00
784		KONICA MINOLTA PREMIER FINANCE				
	I-73134849	MONTHL LEASE	R	7/27/2021	33600	
	I-73138224	PRINTER LEASE JULY 2021	R	7/27/2021	33600	$806.61
84900		LAKE HARDWARE & LUMBER				
	I-82049	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-8211	PK35 MOWER	R	7/27/2021	33601	
	I-82459	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82527	SUPPLIES	R	7/27/2021	33601	
	I-82551	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82552	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82568	SUPPLIES	R	7/27/2021	33601	
	I-82587	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82589	SUPPLIES	R	7/27/2021	33601	
	I-82590	GENERAL SUPPLIES	R	7/27/2021	33601	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-82624	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82626	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82654	Extension Cord	R	7/27/2021	33601	
	I-82665	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82666	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82681	SUPPLIES	R	7/27/2021	33601	
	I-82688	METER LOOP SUPPLIES	R	7/27/2021	33601	
	I-82693	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82707	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82709	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82732	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82768	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82789	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82803	SUPPLIES	R	7/27/2021	33601	
	I-82813	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82827	CHAINSAW OIL AND FUEL	R	7/27/2021	33601	
	I-82830	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82843	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82867	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82869	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82872	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82873	MOP BUCKET	R	7/27/2021	33601	
	I-82887	FASTENERS	R	7/27/2021	33601	
	I-82907	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82929	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82949	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-82975	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-83001	GENERAL SUPPLIES	R	7/27/2021	33601	
	I-83030	GENERAL SUPPLIES	R	7/27/2021	33601	$1,177.38
85000		LANDON'S SECURITY LLC.				
	I-21142	SERVICE CALL	R	7/27/2021	33608	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-KEYS FOR KEYPAD	SERVICE CALL	R	7/27/2021	33608	$196.00
85025		LANSDOWNE-MOODY COMPANY, LP.				
	I-IW34152	BLADES FOR SLOPE MOWER	R	7/27/2021	33609	$425.44
85589		LAWMAN'S UNIFORM & EQUIP.,CO.				
	I-49957	BADGES	R	7/27/2021	33610	$1,206.00
179		LEXISNEXIS RISK DATA MANAGEMEN				
	I-1342525-20210630	JUNE 2021 BILL	R	7/27/2021	33611	$150.00
947		LION GROUP INC				
	I-300004531	Gear cleaning/repairs	R	7/27/2021	33612	
	I-300004533	Gear Cleaning & Repairs	R	7/27/2021	33612	
	I-300004782	Gear Cleaning & Repairs	R	7/27/2021	33612	
	I-300005748	LION GROUP	R	7/27/2021	33612	
	I-30005748	Gear Cleaning & Repairs	R	7/27/2021	33612	$787.30
624		MALONE, DONALD J.				
	I-SERVICES 7/17/2021	SERVICES 7/17/2021	R	7/27/2021	33613	$1,760.00
602		MASTERCARD				
	I-00806G	BREAKFAST FOR TRAINING	R	7/27/2021	33614	
	I-01042G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01179G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01227G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01298G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01311G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01393G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01395G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01429G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-01456G	MEALS AND HOTEL	R	7/27/2021	33614	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-01530G	MEALS AND HOTEL	R	7/27/2021	33614	
	I-1325399511	MEDS	R	7/27/2021	33614	
	I-50808547	BUCKET TRUCK INSPECTION	R	7/27/2021	33614	
	I-9MM AMMO	AMMO	R	7/27/2021	33614	
	I-EXAM FEE- JG	EXAM FEE	R	7/27/2021	33614	
	I-HOTEL - HV	MEALS AND HOTEL	R	7/27/2021	33614	
	I-OFFICE MAX 01609G	SUPPLIES	R	7/27/2021	33614	
	I-PW VEH REGIST	VEHICLE REGISTRATION	R	7/27/2021	33614	
	I-TRAINING-VG	VOCA ONLINE TRAINING	R	7/27/2021	33614	
	I-TSC 02389G	ACO SUPPLIES	R	7/27/2021	33614	
	I-WM 00731G	PUPPY FOOD	R	7/27/2021	33614	
	I-WM 01654G	SUPPLIES	R	7/27/2021	33614	
	I-WM 02301G	ACO SUPPLIES	R	7/27/2021	33614	$5,392.12
1		MCKENNA CONTRACTING				
	I-21037599	ENGINEERED	R	7/27/2021	33619	$600.00
1		MCKENNA CONTRACTING, INC.				
	I-21037509	ALL	R	7/27/2021	33620	$29,696.00
96445		MOORE SUPPLY, CO.				
	I-S162127317.001	PVS SWING RISER	R	7/27/2021	33621	$108.00
1		NATIONAL LED				
	I-50037	LED PARKING LOT L	R	7/27/2021	33622	$10,140.00
1125		NEWGEN STRATEGIES & SOLUTIONS				
	I-11600	PROFESSIONAL SERVICES	R	7/27/2021	33623	$2,618.66
101405		NORTH CENTRAL LAB				
	I-456916	CHEMICAL SUPPLIES	R	7/27/2021	33624	$460.10

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
104256		NORTH WATER DISTRICT LAB				
	I-2104185-COA	SAMPLES 5/20 TO 6/3	R	7/27/2021	33625	$861.00
104350		NORTHERN SAFETY CO.,INC.				
	I-904474569	SAFETY SUPPLIES	R	7/27/2021	33626	$261.66
988		O'REILLY AUTO PARTS				
	I-0405-367691	Oil Drip Pans	R	7/27/2021	33627	$87.93
1147		OCCUPATIONAL HEALTH CENTERS OF				
	I-322483418	RABIES VACCINES	R	7/27/2021	33628	$1,786.00
106075		OMNIBASE SERVICES, INC.				
	I-221-102020	OMNIBASE	R	7/27/2021	33629	$729.00
107565		PENNEY'S ELECTRIC CO, INC				
	I-21062	MAN HOURS	R	7/27/2021	33630	
	I-21086	MAN HOURS	R	7/27/2021	33630	$1,445.80
1043		PROFORMA				
	I-BS85001566A	CCR REPORTS MAILED	R	7/27/2021	33631	$5,186.18
728		PSYCHOLOGY WORKS				
	I-JULY L3S	L3S	R	7/27/2021	33632	$360.00
904		PYE BARKER FIRE & SAFETY				
	I-PSI535858	ANNUAL INSPECTIONS	R	7/27/2021	33633	$336.00
113385		QUILL CORPORATION				
	I-17713483	NAME PLATES	R	7/27/2021	33634	
	I-17853885	OFFICE SUPPLIES	R	7/27/2021	33634	$60.05

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
739		R & D GOTHARD ENTERPRISES, INC				
	I-6026	Incident Safety Officer	R	7/27/2021	33635	
	I-6035	ISO Officer	R	7/27/2021	33635	
	I-7255	EMR/ECA Course	R	7/27/2021	33635	$850.00
113477		R&M TELEPHONE SERVICE				
	I-47226A	NETWORK DROPS	R	7/27/2021	33636	
	I-47230A	NETWORK DROPS	R	7/27/2021	33636	$612.09
400		RELIANT METRO LTD				
	I-141.2000155042	CO2 REFILL	R	7/27/2021	33637	$283.05
115820		RICK'S OUTDOOR POWER EQUIP.				
	I-772654	NEW TIRE FOR LAWNMOWER	R	7/27/2021	33638	$90.00
125795		SOUTHWEST SIGNAL SUPPLY,				
	I-121451	LIGHT BULBS	R	7/27/2021	33639	$72.00
35149		SPARKLIGHT				
	I-**126884113*	TV SERVICE	R	7/27/2021	33640	
	I--*126968411	INTERNET FOR PW	R	7/27/2021	33640	
	I---126713528	JULY-AUG BILL	R	7/27/2021	33640	$433.37
1099		SPOK, INC				
	I-E0292489S	PAGERS WWTP	R	7/27/2021	33641	$43.03
1154		STEVEN WESLEY WHITTINGTON				
	I-5561	St3 Epoxy Floors	R	7/27/2021	33642	
	I-5638	Station 1 Epoxy Floors	R	7/27/2021	33642	$51,392.50
982		SUNBELT CAR WASH SERVICES				
	I-046794	JUNE 2021 CAR WASH	R	7/27/2021	33643	$280.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1026		SYMMETRY ENERGY SOLUTIONS				
	I-10862564	SYMMETRY FOR JUNE	R	7/27/2021	33644	$848.57
113530		TERRI JO'S ENTERPRISES LLC				
	I-1027	PR Trailer Inspection	R	7/27/2021	33645	$7.00
164		TEXAS COMMISSION ON LAW ENFORC				
	I-CRIME PREV SP FEE	CRIME PREV SPECIALIST FEE	R	7/27/2021	33646	
	I-WADE TCOLE CERT	WADE TCOLE CERT	R	7/27/2021	33646	$70.00
137126		TEXAS RECREATION AND PARK SOCI				
	I-20201	PARD AD JOB POSTING	R	7/27/2021	33647	
	I-20226	JOB POSTINGS	R	7/27/2021	33647	
	I-300001541	MEMBERSHIP FEES	R	7/27/2021	33647	$1,450.00
924		TEXAS SELECT UPFITTERS				
	I-883	P41	R	7/27/2021	33648	$175.00
884		TOM ENGLISH				
	I-018	MEDS	R	7/27/2021	33649	$652.51
1151		TUBING & METRIC HYDRAULICS INC				
	I-33058	ITEMS FOR WATER FILL	R	7/27/2021	33650	$158.52
1041		TXU ENERGY				
	I-0077726923	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-054352831091	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-054652779415	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-054652779417	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-054652779418	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-054652779419	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-055077726918	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726919	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726920	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-055077726921	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726922	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-055077726924	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726925	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726926	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726927	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726928	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726929	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-055077726930	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726931	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726932	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726933	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726934	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-055077726936	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726937	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726938	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726939	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-055077726940	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726941	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-055077726942	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-05507776935	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-055302704352	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-056052456135	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-056052456136	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-056052456137	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-056127399616	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-056127399618	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-056127399619	MONTHLY ELECTRIC BILLING	R	7/27/2021	33651	
	I-056127399620	MONTHLY ELECTRICITY	R	7/27/2021	33651	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-056127399621	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-100071939697	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-54052985252	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54052985253	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-5435283094	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838070	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838071	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838072	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838073	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838074	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838075	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838076	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838077	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838078	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838079	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838080	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838081	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838082	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838083	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838084	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838085	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838086	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838087	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838088	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838089	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838090	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838091	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838092	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838093	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838095	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838096	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838097	MONTHLY ELECTRICITY	R	7/27/2021	33651	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-54352838098	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838099	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838100	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838102	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838103	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838104	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838105	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838106	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838107	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838108	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838109	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838110	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838111	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54352838112	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-5435838101	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54402831216	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54402831217	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54402832092	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54652779414	MONTHLY ELECTRIC BILLS	R	7/27/2021	33651	
	I-54952750310	MONTHLY ELECTRICITY	R	7/27/2021	33651	
	I-54952750311	MONTHLY ELECTRICITY	R	7/27/2021	33651	$33,039.71
77400		TYLER TECHNOLOGIES, INC.				
	I-025-339598	MAIN	R	7/27/2021	33668	
	I-025-342214	UTILITY BILLING ENHANCED	R	7/27/2021	33668	
	I-025-342300	MONTHLY SUPPORT COSTS	R	7/27/2021	33668	$2,280.24
379		ULINE				
	I-135276284	COURT RENNOVATION	R	7/27/2021	33669	$4,112.70
65000		VERIZON WIRELESS				
	I-9883149609	SCADA PHONES JUNE-JULY	R	7/27/2021	33670	$548.97

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
157000		WALMART COMMUNITY/CAPITAL ONE				
	I-WM 883162	CONSUMABLES	R	7/27/2021	33671	$111.94
1116		WEX BANK				
	I-72978382	MONTHLY GASOLINE USAGE	R	7/27/2021	33672	$12,572.15
161010		WHOLESALE ELECTRIC SUPPLY				
	I-71-11010320	WHOLESALE ELECTRIC	R	7/27/2021	33673	
	I-71-11053427	WHOLESALE ELECTRIC	R	7/27/2021	33673	$359.78
1112		WILLIAMS SCOTSMAN INC				
	I-9011118373	MONTHLY RENTAL	R	7/27/2021	33674	$3,672.81
8450		ANGLETON AREA MEDICAL				
	I-721LLM	AAEMC YRLY MON CALL REP	R	8/3/2021	33675	$7,250.00
11500		ANGLETON DRAINAGE DIST.				
	I-PYMT REQ #5	PAYMENT #5	R	8/3/2021	33676	$31,161.92
768		BRAZORIA COUNTY AUDITOR				
	I-YRLY RADIO FEES	ANNUAL RADIO FEES FY21	R	8/3/2021	33677	$14,850.00
41510		COASTAL PUMP SERVICES INC				
	I-13567A	STAGE BOOSTER	R	8/3/2021	33678	
	I-13567B	THRUST MOTOR	R	8/3/2021	33678	
	I-13607	WATER PLANT 3 ELEC	R	8/3/2021	33678	$33,336.00
1		Colleen Martin				
	I-AUG CELL ALLOW	Aug 21 Cell All	R	8/3/2021	33679	$60.00
1		Colleen Martin				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-CVS 849515	retirement card	R	8/3/2021	33680	$5.40
961		SUSIE DICKEY				
	I-PPE 073021 - SD	REC GROUP FITNESS	R	8/3/2021	33681	$510.00
57933		FRANKLIN, BETTY S				
	I-PPE 073021 - BF	FRANKLIN, BETTY S	R	8/3/2021	33682	$60.00
1		RABA KISTNER, INC				
	I-H014623	CONSULTING S	R	8/3/2021	33683	$3,271.00
1		RABA KISTNER, INC				
	I-H014743	CONSULTING S	R	8/3/2021	33684	$4,404.00
955		WARREN, DANIEL				
	I-PPE 073021 - DW	WARREN, DANIEL	R	8/3/2021	33685	$240.00
1		DESIREE VALADEZ				
	I-TRAVEL/TRAINING*	TRAINING	R	8/3/2021	33686	$309.52
500		4 & 18 MECHANIC SHOP				
	I-074399	TIRE PATCH PW 0321	R	8/10/2021	33688	
	I-74394	PW 34NEW TIRE REPAIR	R	8/10/2021	33688	$99.00
610		ABC DOORS				
	I-413220	REPAIRED MOTOR	R	8/10/2021	33689	$366.25
576		ACCURATE UTILITY SUPPLY LLC				
	I-172357	WATER SUPPLIES	R	8/10/2021	33690	$1,800.80
455		ACE IMAGEWEAR				
	I-068149	UNIFORMS	R	8/10/2021	33691	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-068468268149	UNIFORMS	R	8/10/2021	33691	
	I-0686148	UNIFORMS 7/27/2021	R	8/10/2021	33691	
	I-0687596	UNIFORMS 08/03/2021	R	8/10/2021	33691	
	I-0687597	Apparel	R	8/10/2021	33691	$701.61
1		ACE INDUSTRIES				
	I-00954896	CHLORINE TANK R	R	8/10/2021	33693	$1,404.80
1019		ADP INC				
	I-58925778	FY21 Fees	R	8/10/2021	33694	$396.00
950		FRANCES AGUILAR				
	I-JUL&AUG CELL	FRANCES AGUILAR	R	8/10/2021	33695	
	I-MILEAGE, PER DIEM	FRANCES AGUILAR	R	8/10/2021	33695	$606.80
1133		AIC URGENT CARE, PLLC				
	I-1105	DRUG SCREEN	R	8/10/2021	33696	$700.00
994		AMAZON CAPITAL SERVICES				
	I-*1L6J-LKN7-FMGP	WALKIE TALKIES	R	8/10/2021	33697	
	I-11R3-PCVL-3X79	ANTENNAS	R	8/10/2021	33697	
	I-14W6-K17P-3PL4	BIKE RACK FOR SALLY PORT	R	8/10/2021	33697	
	I-16YW-MMFL-CHNV	SUPPLIES	R	8/10/2021	33697	
	I-1799G1CN-9KAC	MIXER	R	8/10/2021	33697	
	I-1FMQ-XCG6-1KNY	DVD RECORDS	R	8/10/2021	33697	
	I-1H46-T6GJ-WCDQ	Supplies for ARC	R	8/10/2021	33697	
	I-1KQC-314X-KJCN	27in Monitor	R	8/10/2021	33697	
	I-1LCT-F79F-1MTG	SUPPLIES	R	8/10/2021	33697	
	I-1MAR-6fn6-49fj	SUPPLIES	R	8/10/2021	33697	
	I-1P6Q-MCQ9-DN4W	Intel NUC	R	8/10/2021	33697	
	I-1QNN-JYHR-C373	GPS	R	8/10/2021	33697	
	I-1QPF-DXFM-HQVM	SAFETY CONES	R	8/10/2021	33697	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-1Y7N-RJHT-7GNJ	SUPPLIES	R	8/10/2021	33697	$5,904.30
1130		AMBASSADOR SERVICES, LLC				
	I-89302	JANITORIAL SERVICES	R	8/10/2021	33700	$3,732.11
1068		AQUA-METRIC SALES CO				
	I-0083795	METER INSTALL	R	8/10/2021	33701	
	I-83734	METER INSTALL	R	8/10/2021	33701	
	I-83808	METER INSTALL	R	8/10/2021	33701	$74,251.76
578		AT&T				
	I-[90592867643001	Station Phone	R	8/10/2021	33702	$44.63
127300		AT&T				
	I-[9798490561-346-8	MONTHLY SERVICE	R	8/10/2021	33703	$1,612.80
705		AT&T MOBILITY				
	I-28729389991X	PHONE BILL	R	8/10/2021	33704	
	I-[287286323181	Truck Ipads	R	8/10/2021	33704	
	I-[287293499991X	PHONE BILL MAY-JUNE	R	8/10/2021	33704	$3,116.91
469		AUTOZONE				
	I-1551675684	Auto & Cleaning Parts	R	8/10/2021	33705	$12.78
59000		B & K MOTOR PARTS INC				
	I-852495	V-BELT	R	8/10/2021	33706	
	I-852561	VEHICLE SUPPLIES	R	8/10/2021	33706	
	I-852640	VEHICLE SUPPLIES	R	8/10/2021	33706	
	I-852642	VEHICLE SUPPLIES	R	8/10/2021	33706	
	I-853097	VEHICLE SUPPLIES	R	8/10/2021	33706	
	I-853151	P52 WIPER BLADES	R	8/10/2021	33706	
	I-853169	V-BELT	R	8/10/2021	33706	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-853376	VEHICLE SUPPLIES	R	8/10/2021	33706	
	I-853505	CAR DETAILS	R	8/10/2021	33706	
	I-853529	V-BELT PW 11	R	8/10/2021	33706	$410.71
21300		THE BANK OF NEW YORK MELLON				
	I-SERIES 2015 FEES	BOND PAYMENTS	R	8/10/2021	33708	
	I-SERIES 2015*	BOND PAYMENTS	R	8/10/2021	33708	
	I-SERIES 2016*	BOND PAYMENTS	R	8/10/2021	33708	
	I-SERIES 2018*	BOND PAYMENTS	R	8/10/2021	33708	
	I-SERIES 2019*	BOND PAYMENTS	R	8/10/2021	33708	
	I-SERIES 2020*	BOND PAYMENTS	R	8/10/2021	33708	$383,780.02
1108		BAY OIL COMPANY				
	I-915425	FUEL 8.2.21	R	8/10/2021	33710	$2,808.58
23600		BCOS OFFICE TECHNOLOGIES				
	I-AR281827	JUNE TO JULY PRINTER OVER	R	8/10/2021	33711	
	I-AR282404	DISPATCH PRINTER REPAIR	R	8/10/2021	33711	$385.67
940		CECIL BOOTH				
	I-COUNCIL SRVS AUG	COUNCIL SERVICES	R	8/10/2021	33712	$100.00
31355		BRAZOS TRACTOR & EQUIP.				
	I-416428	Park Equipment Supplies	R	8/10/2021	33713	
	I-416445	Park Equipment Supplies	R	8/10/2021	33713	$51.76
34510		BROOKSIDE EQUIPMENT SALES, INC				
	I-IA 27174	EQUIPMENT SUPPLIES	R	8/10/2021	33714	
	I-WA34810	Lawn Mower Repair	R	8/10/2021	33714	$461.23
34600		BSN/ COLLEGIATE PACIFIC				
	I-304056860	Sports Field Supplies	R	8/10/2021	33715	$2,154.87

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		BURDITT CONSULTANTS				
	I-140297	Profession	R	8/10/2021	33716	$17,500.00
49500		CENTERPOINT ENERGY				
	I-<8865573-3	GAS FOR PW	R	8/10/2021	33717	
	I-[4831655-8	FINAL BILL	R	8/10/2021	33717	$48.00
27550		CITY OF ANGLETON - VISA CARD A				
	C-CR CONF HOTEL	Refund on Conference Hote	R	8/10/2021	33718	
	I-00184G	CITY OF ANGLETON - VISA CARD A	R	8/10/2021	33718	
	I-0112120804	CPM	R	8/10/2021	33718	
	I-03139-20363564	Snacks & Supplies	R	8/10/2021	33718	
	I-12154	SUPPLIES	R	8/10/2021	33718	
	I-155-PO-11783052	PC Parts	R	8/10/2021	33718	
	I-155-RE-11795005	UPS	R	8/10/2021	33718	
	I-453162	LEXMARK TONER	R	8/10/2021	33718	
	I-5 flag banners	FLAG BANNER 3 x 5	R	8/10/2021	33718	
	I-69266	DIESEL FUEL	R	8/10/2021	33718	
	I-97952550	ZOOM SERVICES	R	8/10/2021	33718	
	I-BATTERIES*	BATTERIES	R	8/10/2021	33718	
	I-CONF-KL	Conference Travel	R	8/10/2021	33718	
	I-CUPCAKES	CUPCAKES	R	8/10/2021	33718	
	I-DOMINOS 03283G	DOMINOS	R	8/10/2021	33718	
	I-DOMINOS 07125G	Program & Event Supplies	R	8/10/2021	33718	
	I-DOMINOS FOR CPA	PIZZA- JR CPA	R	8/10/2021	33718	
	I-DT 00315G	SUPPLIES	R	8/10/2021	33718	
	I-FAM DOLLAR 01952G	Snacks & Supplies	R	8/10/2021	33718	
	I-FUNERAL PLANT	FUNERAL PLANT	R	8/10/2021	33718	
	I-HAZ COM video	HAZ COM video	R	8/10/2021	33718	
	I-HOTEL - CM	CPM	R	8/10/2021	33718	
	I-KROGER 02347G	Program & Event Supplies	R	8/10/2021	33718	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-KROGER 02355G	CARD	R	8/10/2021	33718	
	I-LITTLE CAESERS PIZ	Snacks & Supplies	R	8/10/2021	33718	
	I-MIFI DEVICE	MIFI DEVICE	R	8/10/2021	33718	
	I-RETIREMENT LUNCH	DALES RETIREMENT	R	8/10/2021	33718	
	I-Retirement Gift	Retirement Gift Dale Meye	R	8/10/2021	33718	
	I-SELF STUDY MEMB	SELF STUDY MEMBERSHIP	R	8/10/2021	33718	
	I-SONIC - SUMMER CMP	SUMMER JAMBOREE	R	8/10/2021	33718	
	I-SR FOOD	SUPPLIES	R	8/10/2021	33718	
	I-SSL Cert	SSL Cert	R	8/10/2021	33718	
	I-TACOS	AHOT TAQUERIA	R	8/10/2021	33718	
	I-TML CONF -CH	TML CONFERENCE	R	8/10/2021	33718	
	I-TML CONF REG	TML CONF REGISTRATI	R	8/10/2021	33718	
	I-TML FALL MEETING	HGAC TML FALL MEETING	R	8/10/2021	33718	
	I-TSC 00511G	UPS Batteries	R	8/10/2021	33718	
	I-TSC 06213G	VISA CHARGES	R	8/10/2021	33718	
	I-US FLAG	FLAG	R	8/10/2021	33718	
	I-WM 00667G	SUMMER JAMBOREE	R	8/10/2021	33718	
	I-WM 01144G	Snacks & Supplies	R	8/10/2021	33718	
	I-WM 02692G	Snacks & Supplies	R	8/10/2021	33718	
	I-WM 03994G	Snacks & Supplies	R	8/10/2021	33718	
	I-WM 04886G	SUPPLIES	R	8/10/2021	33718	
	I-WM 06955G	VISA CHARGES	R	8/10/2021	33718	
	I-WM 07616G	SUPPLIES	R	8/10/2021	33718	
	I-WM 07730G	SSDs	R	8/10/2021	33718	
	I-WM 08250G	VISA CHARGES	R	8/10/2021	33718	
	I-WM 08468G	Snacks & Supplies	R	8/10/2021	33718	
	I-cm- training	TRAINING	R	8/10/2021	33718	
	I-wm 07407g	Program & Event Supplies	R	8/10/2021	33718	$13,196.08
1159		CITY OF WEST COLUMBIA				
	I-20210008	BCCA	R	8/10/2021	33729	$100.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1027		CLARK CONDON ASSOCIATES, INC				
	I-48148	Professional Services	R	8/10/2021	33730	$4,327.00
41510		COASTAL PUMP SERVICES INC				
	I-13613	WWTP BLOWER # 2	R	8/10/2021	33731	
	I-13613B	WWTP BLOWER 2	R	8/10/2021	33731	$26,348.00
1158		COMCAST BUSINESS				
	I-126845478	DEDICATED INTERNET	R	8/10/2021	33732	$685.13
399		CORE & MAIN LP				
	I-P194348	WATER SUPPLIES	R	8/10/2021	33733	$3,008.60
704		CURTISS C LOCKE				
	I-386	ATS LS 7	R	8/10/2021	33734	$4,939.05
49457		EMERGENCY REPORTING				
	I-INV2105724	ANNUAL SOFTWARE SUBSCRIPT	R	8/10/2021	33735	$4,755.50
921		ENTERPRISE RENT A CAR				
	I-27532408	JUNE 2021 BILL	R	8/10/2021	33736	$575.00
52500		FACTS				
	I-15239-0721	NOTICE OF HEARING	R	8/10/2021	33737	$636.20
61558		GLENN HILL PLUMBING				
	I-PLUMBING REPAIRS*	PLUMBING	R	8/10/2021	33738	$575.00
1031		GONGORA, MARK				
	I-COUNCIL SRVS AUG	COUNCIL SERVICES	R	8/10/2021	33739	$100.00
309		GULF COAST CHEVROLET				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-507717	P39	R	8/10/2021	33740	
	I-CVCS583335	CH2	R	8/10/2021	33740	
	I-CVCS584336	P50	R	8/10/2021	33740	
	I-CVCS585151	P45	R	8/10/2021	33740	$2,132.58
66300		GULF COAST PAPER CO INC				
	I-2076532	Janitorial & Bathroom	R	8/10/2021	33741	
	I-2078232	Janitorial & Bathroom	R	8/10/2021	33741	
	I-2079530	Janitorial & Bathroom	R	8/10/2021	33741	
	I-2081604	Janitorial & Bathroom	R	8/10/2021	33741	
	I-2081678	SUPPLIES	R	8/10/2021	33741	$498.00
218		HDR , INC.				
	I-1200332125	HDR INVOICES	R	8/10/2021	33742	
	I-1200333274	HDR INVOICES	R	8/10/2021	33742	
	I-1200334472	HDR INVOICES	R	8/10/2021	33742	
	I-1200334921	HDR INVOICES	R	8/10/2021	33742	
	I-1200338166	HDR INVOICES	R	8/10/2021	33742	
	I-1200339166	HDR INVOICES	R	8/10/2021	33742	
	I-1200341197	HDR INVOICES	R	8/10/2021	33742	
	I-1200341198	HDR INVOICES	R	8/10/2021	33742	$35,037.06
70455		HEIL OF TEXAS				
	I-13858	STARTER INSTALLATION	R	8/10/2021	33744	$2,724.45
539		HI-TECH GLASS INC.				
	I-545203	replace window P-40	R	8/10/2021	33745	$150.00
957		HOPE ANIMAL HOSPITAL				
	I-MULT INVOICES*	DR BECKER'S SERVICES	R	8/10/2021	33746	$3,616.42
688		HTI CONSTRUCTION, INC.				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-2121	MANHOLE INSTALL-SWR LINE	R	8/10/2021	33747	
	I-2121-01	MANHOLE INSTALL-SWR LINE	R	8/10/2021	33747	$33,630.00
78451		HUB INTERNATONAL INS SERVICES				
	I-2013809	CONSULTING FEES	R	8/10/2021	33748	$2,791.67
443		J & M CUSTOM SCREEN PRINTING				
	I-01002889	Denbow Class B	R	8/10/2021	33749	$25.00
1		JORGE ALONZO				
	I-0000001*	FENCE REPAIR	R	8/10/2021	33750	$650.00
1		KIMBERLY TURNER				
	I-DEP REF*	REC CENTER REF	R	8/10/2021	33751	$50.00
784		KONICA MINOLTA PREMIER FINANCE				
	I-73288896	MONTHLY LEASE	R	8/10/2021	33752	$766.11
84900		LAKE HARDWARE & LUMBER				
	C-83462	Credit return	R	8/10/2021	33753	
	I-82940	Water Hose Sprayers	R	8/10/2021	33753	
	I-83026	Station 3 WEATHER STRIP	R	8/10/2021	33753	
	I-83197	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83203	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83207	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83215	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-8322183330	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83227	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83233	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83259	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83295	PAINT SUPPLIES	R	8/10/2021	33753	
	I-83330	GENERAL SUPPLIES	R	8/10/2021	33753	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-83390	Tools & Hardware for Park	R	8/10/2021	33753	
	I-83401	WASP SPRAY	R	8/10/2021	33753	
	I-83424	CHEMICALS-GENERAL SUPPLIE	R	8/10/2021	33753	
	I-83425	CHEMICALS-GENERAL SUPPLIE	R	8/10/2021	33753	
	I-83445	Tools & Hardware for Park	R	8/10/2021	33753	
	I-83456	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83457	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83464	St3 Threshhold	R	8/10/2021	33753	
	I-83528	Tools & Hardware for Park	R	8/10/2021	33753	
	I-83580	GENERAL SUPPLIES	R	8/10/2021	33753	
	I-83592	GENERAL SUPPLIES	R	8/10/2021	33753	$884.26
85000		LANDON'S SECURITY LLC.				
	I-21153	CITY HALL REPAIR	R	8/10/2021	33758	$428.80
1009		LANGUAGE TESTING INTERNATIONAL				
	I-L48216-IN	LANGUAGE TESTING	R	8/10/2021	33759	$63.00
85589		LAWMAN'S UNIFORM & EQUIP.,CO.				
	I-50005	JACKETS/CHAPLAIN	R	8/10/2021	33760	
	I-50015	FLASHLIGHTS	R	8/10/2021	33760	
	I-50020	HECTOR BODY ARMOR	R	8/10/2021	33760	$2,717.00
179		LEXISNEXIS RISK DATA MANAGEMEN				
	I-1342525-20210731	Jul-21	R	8/10/2021	33761	$188.85
86115		LIBERTY TIRE SERVICES LLC				
	I-0002032203	Tire Recycling	R	8/10/2021	33762	$1,775.00
602		MASTERCARD				
	I-*13253995-1-1	REMAINING BALANCE	R	8/10/2021	33763	
	I-00518G	BOOTS FOR NEVADA	R	8/10/2021	33763	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-1080	JR CPA SHIRTS	R	8/10/2021	33763	
	I-CONVENIENCE FEE	CONVENIENCE FEE	R	8/10/2021	33763	
	I-DEES 00416G	JR CPA BREAKFAST	R	8/10/2021	33763	
	I-HEB 00412G	JR CPA BREAKFAST	R	8/10/2021	33763	
	I-HOTEL TRAINING-PS	HOTEL STAY FOR TRAINING	R	8/10/2021	33763	
	I-KROGER 03071G	SUPPLIES FOR RETIREMENT	R	8/10/2021	33763	
	I-LIC APP - JG	LICENSE APPLICATION	R	8/10/2021	33763	
	I-MCD'S 00471G	JR CPA FOOD	R	8/10/2021	33763	
	I-SHIPLEYS 00540G	JR CPA FOOD	R	8/10/2021	33763	
	I-TWLG - GCC	TWLG - GCC	R	8/10/2021	33763	
	I-WM 00235G	FOOD	R	8/10/2021	33763	
	I-WM 00442G	SUPPLIES	R	8/10/2021	33763	$1,410.51
95015		MOODY NATIONAL BANK				
	I-MOODY DEBT PAY	MOODY DEBT PAYMENT	R	8/10/2021	33766	$38,884.58
667		MURRAY MOWING				
	I-73702	1101 W MULBERRY	R	8/10/2021	33767	$660.00
1		NATIONAL LED				
	I-50029	PARKING LOT LIGHT	R	8/10/2021	33768	$5,770.00
103500		NEAL INSURANCE				
	I-65585811-RAMON	BOND	R	8/10/2021	33769	$175.00
101405		NORTH CENTRAL LAB				
	I-458131	CHEMICAL SUPPLIES	R	8/10/2021	33770	$50.93
988		O'REILLY AUTO PARTS				
	I-0405-369063	LADDER GREASE	R	8/10/2021	33771	
	I-0405-370044	GENERAL SUPPLIES	R	8/10/2021	33771	
	I-0405-370885	Brush 2 Brakes	R	8/10/2021	33771	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-0405-370887	Brush 2 C Clamp	R	8/10/2021	33771	
	I-0405-371590	MARKER LIGHT	R	8/10/2021	33771	$118.13
770		PENGUIN MANAGEMENT INC				
	I-66244	EDispatch	R	8/10/2021	33772	$2,028.00
107565		PENNEY'S ELECTRIC CO, INC				
	I-21102	MAN HOURS	R	8/10/2021	33773	
	I-21106	MAN HOURS & MATERIAL	R	8/10/2021	33773	$1,247.08
108505		JASON PEREZ				
	I-AUG COUNCIL SRVS	COUNCIL SERVICES	R	8/10/2021	33774	$150.00
108550		PERFORMANCE TRANSMISSION				
	I-59045	Engine 1 DEF Sensor	R	8/10/2021	33775	$3,200.00
1039		PHCC OF TEXAS				
	I-PHCC - RH	PLUMBERS CONTINUING	V	8/10/2021	33776	
	I-PHCC- KR	PLUMBERS CONTINUING	V	8/10/2021	33776	$190.00
1039		PHCC OF TEXAS				
	M-CHECK	PHCC OF TEXAS VOIDED	V	8/10/2021	33776	190.00CR
1101		PLATINUM ENVIRONMENTAL SOLUTIO				
	I-2107-17	MOLD INSPECTION	R	8/10/2021	33777	$1,125.00
365		PNEU-DART INC				
	I-307477	DARTS FOR ACO	R	8/10/2021	33778	$1,183.56
728		PSYCHOLOGY WORKS				
	I-FFD EVAL	FIT FOR DUTY EVALUTATION	R	8/10/2021	33779	$160.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
30020		RANDALL LAW OFFICE LTD., LLP				
	I-02324	JULY BILLS	R	8/10/2021	33780	
	I-02325	JULY BILLS	R	8/10/2021	33780	
	I-02326	JULY BILLS	R	8/10/2021	33780	
	I-02327	JULY BILLS	R	8/10/2021	33780	
	I-02328	JULY BILLS	R	8/10/2021	33780	
	I-02329	JULY BILLS	R	8/10/2021	33780	
	I-02330	JULY BILLS	R	8/10/2021	33780	
	I-02331	JULY BILLS	R	8/10/2021	33780	
	I-02332	JULY BILLS	R	8/10/2021	33780	
	I-02333	JULY BILLS	R	8/10/2021	33780	
	I-02334	JULY BILLS	R	8/10/2021	33780	
	I-02336	JULY BILLS	R	8/10/2021	33780	
	I-02381	JULY BILLS	R	8/10/2021	33780	
	I-02382	JULY BILLS	R	8/10/2021	33780	$27,460.95
400		RELIANT METRO LTD				
	I-141.2000157539	CO2 TANK REFILL	R	8/10/2021	33783	$313.56
1137		RUSS BASSETT				
	I-90018	CONSOLES	R	8/10/2021	33784	$51,874.25
35149		SPARKLIGHT				
	I-<127230779	MONTHLY SERVICE	R	8/10/2021	33785	$225.00
130500		SPECIALTIES CO				
	I-112836	HOSES FOR WWTP	R	8/10/2021	33786	$101.68
29		SPRINT/NEXTEL				
	I-562731851-011	MONTHLY SERVICE	R	8/10/2021	33787	$600.00
763		SS MOTOR TRENDZ				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-6825	REPAIRS TO PW-23	R	8/10/2021	33788	$2,454.21
982		SUNBELT CAR WASH SERVICES				
	I-047454	CARWASH	R	8/10/2021	33789	$280.00
1007		SVOBODA, MICHAEL				
	I-AUG COUNCIL SRVS	COUNCIL MEMBER	R	8/10/2021	33790	$100.00
1069		SWIPECLOCK LLC				
	I-143035	APPLICANTSTACK	R	8/10/2021	33791	$225.00
139420		TIB-THE INDEPENDENT BANKERSBAN				
	I-2013 REFND BOND	AUGUST PAYMENT	R	8/10/2021	33792	$546,637.50
884		TOM ENGLISH				
	I-019	MEDS	R	8/10/2021	33793	$590.60
1		Total Energy Solutions				
	I-8140.1	INSTALL	R	8/10/2021	33794	$750.00
1037		TOWNSEND, TRAVIS				
	I-AUG COUNCIL SRVS	COUNCIL SERVICES	R	8/10/2021	33795	$100.00
1		TREETOP PRODUCTS				
	I-TP200021952	PICNIC BENCHE	R	8/10/2021	33796	$4,977.38
1041		TXU ENERGY				
	I-052003220031	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-52003220023	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736553	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736554	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736555	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-54005736556	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736558	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736559	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736560	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736561	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736562	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736563	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005736564	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54005747145	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54802779804	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54802779805	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54802779806	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54877773858	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54877773859	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54877773860	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54927753816	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-54927753817	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-54927753818	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-54927753819	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-54927753820	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-54927762080	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54927762081	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54927762082	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54927762083	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-54977750241	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-54977750242	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55027742517	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55027742518	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55027742519	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55027742520	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55027742521	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55027742522	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-55602658459	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602658460	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602658461	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602658462	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602658463	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602658464	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55602659886	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-55777603306	MONTHLY ELECTRIC BILL	R	8/10/2021	33797	
	I-55902539961	MONTHLY ELECTRICITY	R	8/10/2021	33797	
	I-5595252511	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-55952525412	MONTHLY ELECTRIC BILLS	R	8/10/2021	33797	
	I-56401036930	MONTHLY ELECTRICITY	R	8/10/2021	33797	$30,634.95
157000		WALMART COMMUNITY/CAPITAL ONE				
	I-WM 29048G	LIGHT BULBS	R	8/10/2021	33806	
	I-WM 66281	INDIVIDUAL COOLERS	R	8/10/2021	33806	$271.93
158299		WASTE CONNECTIONS OF TEXAS				
	C-JULY KAB DONATION	JULY GARBAGE	R	8/10/2021	33807	
	I-JULY GARBAGE COLL	JULY GARBAGE	R	8/10/2021	33807	$161,037.98
605		WELLS FLORIST NURSERY & LANDSC				
	I-LANDSCAPE ITEMS	Landscaping Services	R	8/10/2021	33808	$2,962.00
96610		WEX BANK				
	I-73106265	JULY GASOLINE USAGE	R	8/10/2021	33809	$35.98
160485		JOHN WRIGHT				
	I-AUG COUNCIL SRVS	COUNCIL SERVICES	R	8/10/2021	33810	$100.00
163050		ZEIGLER'S				
	I-25788	Signage	R	8/10/2021	33811	$6.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		Adrian Cerda				
	I-Service Award A Ce	Service Award A C	R	8/18/2021	33838	$300.00
1104		AFLAC GROUP INS (GROUP 27312)				
	I-A162300300	MONTHLY BENEFITS	R	8/18/2021	33839	$2,664.68
10010		CITY OF ANGLETON				
	I-072221	WATER & SEWER	R	8/18/2021	33840	$420.00
10010		CITY OF ANGLETON				
	I-FSA 072221	FSA MED	R	8/18/2021	33841	$517.00
10010		CITY OF ANGLETON				
	I-PP 07/22/21	GUN REIMBURSEMENT	R	8/18/2021	33842	$446.11
1068		AQUA-METRIC SALES CO				
	I-0083819	METER INSTALL	R	8/18/2021	33843	$24,675.07
1051		BINNICKER, MACKENZIE				
	I-REIMB - MB	ADVANCED CRIM INTERDICTIO	R	8/18/2021	33844	$41.14
1		BRANDY FOLLIN				
	I-TRAVEL EXPENSE-BF	TRAVEL EXPENSE	R	8/18/2021	33845	$146.98
32500		BRAZOSPORT WATER AUTHORITY				
	I-01-0486	WATER PURCHASE	R	8/18/2021	33846	$183,024.00
1163		C3 CONSTRUCTORS LLC				
	I-PAY REQ #1	OYSTER CREEK WWTP	R	8/18/2021	33847	$15,030.00
91639		CITY OF ANGLETON - DENTAL INS				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-737576931941*	DENTAL INS	R	8/18/2021	33848	$4,603.64
91640		CITY OF ANGLETON - HLTH INSURA				
	I-737576931941	HEALTH INS	R	8/18/2021	33849	
	I-737576931941]	VISION INS	R	8/18/2021	33849	$129,876.82
41550		CNA SURETY				
	I-B #18236982	Crime Surety	R	8/18/2021	33850	$594.00
82504		JASON CREWS				
	I-MEALS - JC	MEALS FOR CONF	V	8/18/2021	33851	$250.00
82504		JASON CREWS				
	M-CHECK	JASON CREWS VOIDED	V	8/18/2021	33851	250.00CR
1164		DAISY M GAMMAGE				
	I-DRIVING REC BUS	DAISY GAMMAGE	R	8/18/2021	33852	$102.38
47572		DEARBORN LIFE INSURANCE COMPAN				
	I-{F014614-1}	MONTHLY LIFE INS	R	8/18/2021	33853	$1,701.69
961		SUSIE DICKEY				
	I-PPE 8/13 - SD	Fitness Instruction	R	8/18/2021	33854	$510.00
1016		MELISSA EDGE				
	I-PPE 8/13 - ME	Fitness Instruction	R	8/18/2021	33855	$30.00
57933		FRANKLIN, BETTY S				
	I-PPE 8/13 - BF	Fitness Instruction	R	8/18/2021	33856	$30.00
1		Guadalupe Valdez				
	I-Service Award - LV	15 year Servi	R	8/18/2021	33857	$900.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		HELEN FRISBIE				
	I-TRIP REFUND	SR TRIP REFUND	R	8/18/2021	33858	$20.00
1		Jacob Glover				
	I-Tuition Reim Glove	Tuition Reim Glov	R	8/18/2021	33859	$1,196.50
1		JEFFREY THOMPSON				
	I-SEPT EVENT	HOT FUNDS GRA	R	8/18/2021	33860	$2,500.00
1		Jonathan Cantu				
	I-Service Award -J C	Service Award J	R	8/18/2021	33861	$300.00
1		JOSHUA HAYNES				
	I-HAYNES PER DIEM	HAYNES PER DIEM	V	8/18/2021	33862	$225.00
1		JOSHUA HAYNES VOIDED				
	M-CHECK	JOSHUA HAYNES VOIDED	V	8/18/2021	33862	225.00CR
1		LAURA GUTIERREZ				
	I-TRAVEL ADVANCE-LG	TRAVEL ADVANCE	R	8/18/2021	33863	$127.49
86760		LORRAINE BUILDERS., INC.				
	I-REPAIRS TO REC CEN	REPAIRS TO REC CEN	R	8/18/2021	33864	$59,383.70
1		PAMELA SMITH				
	I-MEALS-PS	MEAL PER DIEM	R	8/18/2021	33865	$187.00
1		PSFM				
	I-JAM NIGHT	PEACH STREET FARMERS MARK	R	8/18/2021	33866	$2,500.00
1162		TEXAS SOLAR OUTFITTERS LLC				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-3062	ENERGY PRODUCTS	V	8/18/2021	33867	$79,992.00
1162		TEXAS SOLAR OUTFITTERS LLC				
	M-CHECK	TEXAS SOLAR OUTFITTERS LVOIDED	V	8/18/2021	33867	79,992.00CR
955		WARREN, DANIEL				
	I-PPE 8/13 - DW	WARREN, DANIEL	R	8/18/2021	33868	$240.00
1162		TEXAS SOLAR OUTFITTERS LLC				
	I-*3062	ENERGY PRODUCTS	R	8/18/2021	33869	$39,996.00
82504		JASON CREWS				
	I-TRAVEL EXP- JC	TRAVEL EXPENSES	R	8/18/2021	33870	$66.00
1		3CMA				
	I-DUES FOR 3CMA**	DUES FOR 3CMA	R	8/24/2021	33872	$400.00
500		4 & 18 MECHANIC SHOP				
	I-TRAILER TIRE REPAI	TRAILER TIRE REPAIR	R	8/24/2021	33873	$212.00
576		ACCURATE UTILITY SUPPLY LLC				
	I-172741	WATER SUPPLIES	R	8/24/2021	33874	$2,948.00
455		ACE IMAGEWEAR				
	I-0689084	UNIFORMS 08/10/2021	R	8/24/2021	33875	
	I-0690532	UNIFORMS 8-17-2021	R	8/24/2021	33875	
	I-0690533	UNIFORMS	R	8/24/2021	33875	
	I-689085	UNIFORMS	R	8/24/2021	33875	$416.32
1019		ADP INC				
	I-586389453	FY21 Fees	R	8/24/2021	33876	
	I-586761842	FY21 Fees	R	8/24/2021	33876	$482.15

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1104		AFLAC GROUP INS (GROUP 27312)				
	I-A164632500	AFLAC	R	8/24/2021	33877	$2,761.42
1133		AIC URGENT CARE, PLLC				
	I--1105	DRUG SCREENS	R	8/24/2021	33878	$180.00
2560		AIRGAS USA, LLC				
	I-9981659484	OXYGEN RENTAL	R	8/24/2021	33879	
	I-9981660558	OXYGEN RENTAL	R	8/24/2021	33879	$125.26
994		AMAZON CAPITAL SERVICES				
	I-11C4-R114-1FFT	MANILLA DIVIDERS	R	8/24/2021	33880	
	I-11PR-4LVG-KHJQ	supplies	R	8/24/2021	33880	
	I-191N-CWCV-3DX9	OFFICE SUPPLIES	R	8/24/2021	33880	
	I-1C4V-WPFF-9P6Y	3 DIGITAL CAMERAS	R	8/24/2021	33880	
	I-1FKM-KW7Q-DP7K	CABLES	R	8/24/2021	33880	
	I-1FRM-PXQC-DLFR	AMAZON OFFICE	R	8/24/2021	33880	
	I-1G71-FVYF-7NDY	AMAZON	R	8/24/2021	33880	
	I-1GN7-34WX-CWV9	AMAZON	R	8/24/2021	33880	
	I-1HD3-NQPP-XQPY	SUPPLIES 8-20-2021	R	8/24/2021	33880	
	I-1K4W-M9QK-J7LW	AMAZON	R	8/24/2021	33880	
	I-1KG4-3QM1-NLH1	OFFICE SUPPLIES	R	8/24/2021	33880	
	I-1KY4-W9QY-LYVC	ADDRESS LABELS	R	8/24/2021	33880	
	I-1MK1-JNGT-GP9J	SDS BINDER & HOLDER	R	8/24/2021	33880	
	I-1TQ7-7XML-J7HP	SUPPLIES	R	8/24/2021	33880	
	I-1TVY-WYQ6-TTHY	OFFICE SUPPLIES	R	8/24/2021	33880	
	I-1X3K-6M9X-C69D	OFFICE SUPPLIES	R	8/24/2021	33880	
	I-1YX7-1TKQ-3FMV	supplies	R	8/24/2021	33880	
	I-1YX7-1TKQ-HQMQ	GYM FLOOR TAPE	R	8/24/2021	33880	
	I-1t3h-dxy3-6cr7	OFFICE SUPPLIES	R	8/24/2021	33880	
	I-1tvy-wyq6-7h4d	OFFICE SUPPLIES	R	8/24/2021	33880	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-1w6r-nhn3-fxc1	CPU COOLERS	R	8/24/2021	33880	$3,235.93
8450		ANGLETON AREA MEDICAL				
	I-JULY COLLECTION	MONEY COLLECTED	R	8/24/2021	33884	$9,495.10
9075		ANGLETON BETTER LIVING				
	I-SALES TAX ALLOC*	MONTHLY SALES TAX	R	8/24/2021	33885	$160,302.67
10010		CITY OF ANGLETON				
	I-FSAMED 0821	FSA MED	R	8/24/2021	33886	$1,034.00
10010		CITY OF ANGLETON				
	I-GUN REIMB 0821	AUGUST GUN REIMBURSE	R	8/24/2021	33887	$892.22
10010		CITY OF ANGLETON				
	I-SALES TAX ALLOC**	MONTHLY SALES TAX	R	8/24/2021	33888	$320,605.35
10010		CITY OF ANGLETON				
	I-W&S 0821	WATER & SEWER	R	8/24/2021	33889	$840.00
11500		ANGLETON DRAINAGE DIST.				
	I-PYMTS 6&7	COLVERTS @ HENDERSON	R	8/24/2021	33890	$31,305.60
14000		ANGLETON FEED & SUPPLY CO				
	I-280244	RM 43	R	8/24/2021	33891	$65.50
12000		ANGLETON FLOWER & GIFT				
	I-016980	Funeral Flowers Penney	R	8/24/2021	33892	
	I-016981	flowers	R	8/24/2021	33892	$535.00
17100		ANGLETON VOLUNTEER				
	I-COLLECTION FOR JUL	MONEY COLLECTED	R	8/24/2021	33893	$3,563.69

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1068		AQUA-METRIC SALES CO				
	I-0084033	METER INSTALL	R	8/24/2021	33894	
	I-0084034	METER INSTALL	R	8/24/2021	33894	$34,110.14
433		ASCO				
	I-REF 171000	GRADALL EXHAUST REPAIRS	R	8/24/2021	33895	
	I-REPAIRS TO BACKHOE	REPAIRS TO PW-38 BACKHOE	R	8/24/2021	33895	$7,928.05
458		AT&T				
	I-'130420542	Station internet	R	8/24/2021	33896	
	I-[979 54-0599 4069	PHONES WWTP	R	8/24/2021	33896	$138.45
578		AT&T				
	I-'0592878067001	Station phones	R	8/24/2021	33897	
	I-059288-8110-001-	Station phone	R	8/24/2021	33897	$48.53
127300		AT&T				
	I-97984935144062*	PHONES PW	R	8/24/2021	33898	$176.94
537		AT&T 019				
	I-831-000-8043379>	MONTHLY PHONE SERVICES	R	8/24/2021	33899	$1,690.88
469		AUTOZONE				
	I-1551681679	OIL & OIL FILTER -MOWER	R	8/24/2021	33900	
	I-1551682402	TRUCK CLEANING SUPPLIES	R	8/24/2021	33900	$54.02
59000		B & K MOTOR PARTS INC				
	C-854310	BATTERY CREDIT	R	8/24/2021	33901	
	I-255052	GENERAL SUPPLIES	R	8/24/2021	33901	
	I-850046	GENERAL SUPPLIES	R	8/24/2021	33901	
	I-852690	GENERAL SUPPLIES	R	8/24/2021	33901	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-852970	E3 Battery	R	8/24/2021	33901	
	I-853532	VEHICLE SUPPLIES	R	8/24/2021	33901	
	I-854263	B1 Fuses	R	8/24/2021	33901	
	I-854270	B1 Fuses	R	8/24/2021	33901	
	I-854271	OSE FITTINGS PK57	R	8/24/2021	33901	
	I-854470	NAPA	R	8/24/2021	33901	
	I-855069	VEHICLE SUPPLIES	R	8/24/2021	33901	
	I-855083	GENERAL SUPPLIES	R	8/24/2021	33901	$913.31
1108		BAY OIL COMPANY				
	I-917942	FUEL 8.10.21	R	8/24/2021	33904	
	I-919611	FUEL 8.19.21	R	8/24/2021	33904	$5,729.80
1		BC TRUCK OUTFITTERS				
	I-13555	RUNNING BO	R	8/24/2021	33905	$500.00
23600		BCOS OFFICE TECHNOLOGIES				
	I-AR282050	WEB/REPORT CHARGES	R	8/24/2021	33906	
	I-AR282238	PRINTER LEASE	R	8/24/2021	33906	
	I-AR282887	MONTHLY COPIER LEASE	R	8/24/2021	33906	
	I-AR282909	MONTHLY LEASE	R	8/24/2021	33906	
	I-AR283003	MONTHLY COPIER SERVICES	R	8/24/2021	33906	$709.02
25025		BRAZORIA COUNTY HEALTH WATER L				
	I-JULY LAB SAMPLES	LAB SAMPLES	R	8/24/2021	33907	$375.00
590		BRAZORIA COUNTY TRUCK OUTFITTE				
	I-13294	HITCHES FOR NEW TRUCKS	R	8/24/2021	33908	
	I-13560	HITCH	R	8/24/2021	33908	$4,639.71
34510		BROOKSIDE EQUIPMENT SALES, INC				
	I-IA29673	EQUIPMENT SUPPLIES	R	8/24/2021	33909	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-IA30060	EQUIPMENT SUPPLIES	R	8/24/2021	33909	
	I-WA34986	LABOR CHARGES	R	8/24/2021	33909	$235.28
34776		BUG SHOP				
	I-PW15	INSPECTIONS	R	8/24/2021	33910	
	I-PW2*	INSPECTIONS	R	8/24/2021	33910	
	I-PW71	INSPECTIONS	R	8/24/2021	33910	$76.50
1		CARRIER CORPORATION				
	I-PRO454474	REPAIRS	R	8/24/2021	33911	$1,035.00
49500		CENTERPOINT ENERGY				
	I-[4814814-2	MONTHLY SERVICE	R	8/24/2021	33912	
	I-[4815059-3]	MONTHLY GAS SERVICE	R	8/24/2021	33912	$106.84
45751		CHERRY CRUSHED CONCRETE				
	I-A22657577	CRUSHED CONCRETE AND SAND	R	8/24/2021	33913	
	I-A22659021	CRUSHED CONCRETE	R	8/24/2021	33913	$8,037.57
1111		CHLOE CAMPBELL				
	I-CC-CELL ALLOW	CELL ALLOWANCE	R	8/24/2021	33914	
	I-JULY CELL ALLOW	CELL ALLOWANCE	R	8/24/2021	33914	$120.00
27550		CITY OF ANGLETON - VISA CARD A				
	C-REVERSAL =	LABEL PRINTER CREDIT	R	8/24/2021	33915	
	I-00000014	SHELTER LUV JULY 2021	R	8/24/2021	33915	
	I-01G0126279066	City of Angleton VISA	R	8/24/2021	33915	
	I-02471G	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-03409G	SETPCA MEETING MEAL	R	8/24/2021	33915	
	I-04264	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-04361G	SUPPLIES	R	8/24/2021	33915	
	I-05267G	REC VISA CHARGES	R	8/24/2021	33915	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-06067G	BLDG SUPPLIES	R	8/24/2021	33915	
	I-08232G	SUPPLIES	R	8/24/2021	33915	
	I-102880657	AUG-SEPT ZOOM PYMT	R	8/24/2021	33915	
	I-11356397795390626	CRAFT SUPPLIES	R	8/24/2021	33915	
	I-128316	LEGISLATIVE UPDATE	R	8/24/2021	33915	
	I-128323	LEGISLATIVE UPDATE	R	8/24/2021	33915	
	I-128325	LEGISLATIVE UPDATE	R	8/24/2021	33915	
	I-136552	Supplies	R	8/24/2021	33915	
	I-16258	City of Angleton VISA	R	8/24/2021	33915	
	I-173683	FURNITURE	R	8/24/2021	33915	
	I-2107021	BAYSTAR AGENCY	R	8/24/2021	33915	
	I-4571116	OFFICE SUPPLIES	R	8/24/2021	33915	
	I-52297762	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-62431-H9Z7H9	MEMBERSHIP	R	8/24/2021	33915	
	I-711045949	SUPPLIES	R	8/24/2021	33915	
	I-711154148	SUPPLIES	R	8/24/2021	33915	
	I-977072	KAB Supplies	R	8/24/2021	33915	
	I-CABLE MANAGEMENT	CABLES	R	8/24/2021	33915	
	I-CABLES FROM AMAZON	CABLES	R	8/24/2021	33915	
	I-CERT LETTER AUST	CERTIFIED LETTER	R	8/24/2021	33915	
	I-CID LAPTOP	CID LAPTOP	R	8/24/2021	33915	
	I-CPRP RENEWAL	REC VISA CHARGES	R	8/24/2021	33915	
	I-CRAFTS 03339G	SUPPLIES	R	8/24/2021	33915	
	I-FACEBOOK AD	VISA CHARGES	R	8/24/2021	33915	
	I-FITNESS EQUIP	FITNESS ROOM EQ	R	8/24/2021	33915	
	I-FLIGHT - KL	Conference Travel	R	8/24/2021	33915	
	I-FLIGHT TO CONF	REC VISA CHARGES	R	8/24/2021	33915	
	I-HOTEL DEP	Conference Travel	R	8/24/2021	33915	
	I-HOTEL DEP - CM	hotel deposit	R	8/24/2021	33915	
	I-KROGER 02457G	COFFEE SUPPLIES	R	8/24/2021	33915	
	I-KROGER 03161G	SUPPLIES	R	8/24/2021	33915	
	I-KROGER 08446G	Supplies	R	8/24/2021	33915	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-LOWES 04784G	LOWES	R	8/24/2021	33915	
	I-MBTI	MBTI	R	8/24/2021	33915	
	I-MBTI Platform	MBTI Platform	R	8/24/2021	33915	
	I-MCCOYS 39218110	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-MEMBER DUES	REC VISA CHARGES	R	8/24/2021	33915	
	I-P45 REGIST	P45 REGISTRATION 8/21	R	8/24/2021	33915	
	I-POS PAPER	THERMAL TICKET PAPER	R	8/24/2021	33915	
	I-REGISTRATION P33	P33 REG	R	8/24/2021	33915	
	I-S11376243	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-SERVICE FEE*	SERVICE FEE	R	8/24/2021	33915	
	I-STAMPS 04622G	STAMPS	R	8/24/2021	33915	
	I-SUPPLIES*	REC VISA CHARGES	R	8/24/2021	33915	
	I-Sister City Intl	Sister City Intl	R	8/24/2021	33915	
	I-TML CONF	City of Angleton VISA	R	8/24/2021	33915	
	I-TML CONF MEALS	City of Angleton VISA	R	8/24/2021	33915	
	I-TREE REMOVAL	TREE REMOVAL	R	8/24/2021	33915	
	I-TSC 04234G	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-TSC 05026G	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-TSC 08231G	PARKS VISA CHARGES	R	8/24/2021	33915	
	I-USB Cables	USB Cables	R	8/24/2021	33915	
	I-WM 01961G	AIR FILTERS	R	8/24/2021	33915	
	I-WM 09216G	JAIL SUPPLIES	R	8/24/2021	33915	$23,295.83
41510		COASTAL PUMP SERVICES INC				
	I-13520	PUMP 1 WATER PLANT 3	R	8/24/2021	33927	
	I-13576C	DISCHARGE VALVES	R	8/24/2021	33927	
	I-13617	NEW TRANSDUCER LS 7	R	8/24/2021	33927	
	I-13626	WWTP BLOWER 2	R	8/24/2021	33927	
	I-13627	EMERGENCY SERVICE CALL	R	8/24/2021	33927	$46,448.00
43920		COP STOP, INC.:				
	I-14433	MOURNING BANDS	R	8/24/2021	33928	$75.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		CORPORATE LIQUIDATORS				
	I-10413	TABLES F	R	8/24/2021	33929	$10,541.36
1165		CREATIVE PRODUCT SOURCE INC				
	I-CPI090979	NNO SUPPLIES	R	8/24/2021	33930	$222.33
704		CURTISS C LOCKE				
	I-388	HURRICANE PRECHECK	R	8/24/2021	33931	$3,500.00
45755		CUT-RATE CARPET				
	I-CU006772	DISPATCH CARPET INSTALL	R	8/24/2021	33932	$2,573.54
47517		DASH MEDICAL GLOVES, INC.				
	I-1241923	GLOVES	R	8/24/2021	33933	$1,759.20
1166		DEREK ELKINS				
	I-12-014027	Fire Officer 1 Course	R	8/24/2021	33934	
	I-12-014044	Fire Investigator course	R	8/24/2021	33934	$780.00
47745		DOOLEY TACKBERRY, INC.				
	I-1092276	BOOTS	R	8/24/2021	33935	$349.53
48500		DXI INDUSTRIES				
	I-055013927-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	
	I-055014274-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	
	I-055014275-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	
	I-DE05006275-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	
	I-DE05006310-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	
	I-DE05006311-21	CHEMICAL SUPPLIES	R	8/24/2021	33936	$1,765.45
1		EDWIN PEREZ				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-SIDE PANEL - PD	FENCE PANEL	R	8/24/2021	33937	$3,500.00
49250		EL CAMPO REFRIGERATION				
	I-77304	ICE MACHINE REPAIR	R	8/24/2021	33938	$421.50
1		ELIDA REYNA				
	I-DEPOSIT FOR TEJANO	DEPOSIT FOR TEJANO	R	8/24/2021	33939	$1,000.00
1071		ENTERPRISE FM TRUST				
	I-FBN4257978	MONTHLY LEASE	R	8/24/2021	33940	$21,319.62
50486		EQUIPMENT DEPOT LTD				
	I-52297231	MOWER EQUIPMENT	R	8/24/2021	33941	$54.70
110556		FREESE & NICHOLS				
	I-1325548	PROFESSIONAL SERVICES	R	8/24/2021	33942	
	I-1325549	PROFESSIONAL SERVICES	R	8/24/2021	33942	$7,621.39
377		GERI GONZALES				
	I-JULY PHONE REIMB	JULY PHONE REIMB	R	8/24/2021	33943	$60.00
946		GOODYEAR COMMERCIAL TIRE AND S				
	I-170-1065640	TIRES 8.12.21	R	8/24/2021	33944	$2,590.13
309		GULF COAST CHEVROLET				
	I-CVCS585120	P42	R	8/24/2021	33945	
	I-CVCS585189	P37	R	8/24/2021	33945	
	I-CVCS585252	P40	R	8/24/2021	33945	
	I-CVCS585374	P33	R	8/24/2021	33945	
	I-CVCS585508	P40 AND P43	R	8/24/2021	33945	
	I-CVCS585526	P40 AND P43	R	8/24/2021	33945	$2,213.61

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
426		GULF COAST CHEVROLET GMC				
	I-CVCS585166	OIL CHANGE PW 89	R	8/24/2021	33946	$46.22
66300		GULF COAST PAPER CO INC				
	I-2085295	TRASH BAGS	R	8/24/2021	33947	
	I-2086856	GULF COAST PAPER	R	8/24/2021	33947	
	I-2089105	SUPPLIES ACO	R	8/24/2021	33947	$395.86
1152		GUNDA CORPORATION LLC				
	I-9201	ANGLETON PLANNING SERVICE	R	8/24/2021	33948	$8,267.50
1		H & H DOORS				
	I-M6985	RESTROOM DOOR LOCK	R	8/24/2021	33949	$7,681.00
593		HARRIS COUNTY AUDITOR				
	I-5497	WARANTS	R	8/24/2021	33950	$112.60
218		HDR , INC.				
	I-1200368140	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200368141	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200368143	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200368147	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200368148	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200368575	PROFESSIONAL SERVICES	R	8/24/2021	33951	
	I-1200698573	PROFESSIONAL SERVICES	R	8/24/2021	33951	$104,698.90
909		HOT-SPOT WIFI PODS				
	I-HOT SPOT WIFI	HOT SPOT WIFI	R	8/24/2021	33953	$1,348.90
78451		HUB INTERNATONAL INS SERVICES				
	I-2013808	CONSULTING FEES	R	8/24/2021	33954	$2,791.67

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1155		INTRADO LIFE & SAFETY SOLUTION				
	I-5047856	911 TRANSFER	R	8/24/2021	33955	$4,905.00
82800		KILLUM PEST CONTROL				
	I-333675	QUARTERLY PEST CONTROL	R	8/24/2021	33956	
	I-333686	QUARTERLY PEST CONTROL	R	8/24/2021	33956	
	I-333690	QUARTERLY PEST CONTROL	R	8/24/2021	33956	
	I-333696	QUARTERLY PEST CONTROL	R	8/24/2021	33956	$854.00
1114		KONICA MINOLTA				
	I-38274411	PRINTER LEASE	R	8/24/2021	33957	$149.00
784		KONICA MINOLTA PREMIER FINANCE				
	I-73362905	AUGUST INV	R	8/24/2021	33958	
	I-73380468	MONTHLY LEASE	R	8/24/2021	33958	$806.61
84900		LAKE HARDWARE & LUMBER				
	I-81620	OUTSTANDING INVOICES	R	8/24/2021	33959	
	I-82116	air compressor piping	R	8/24/2021	33959	
	I-82503	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-82579	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-82778	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83279	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83341	OUTSTANDING INVOICES	R	8/24/2021	33959	
	I-83642	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83693	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83704	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83706	LAKE HARDWARE	R	8/24/2021	33959	
	I-83720	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83728	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83751	SUPPLIES	R	8/24/2021	33959	
	I-83758	GENERAL SUPPLIES	R	8/24/2021	33959	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-83770	epair St3 Ice machine	R	8/24/2021	33959	
	I-83779	SUPPLIES	R	8/24/2021	33959	
	I-83817	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83833	SUPPLIES	R	8/24/2021	33959	
	I-83881	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83886	OUTSTANDING INVOICES	R	8/24/2021	33959	
	I-83890	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-83910	SUPPLIES	R	8/24/2021	33959	
	I-84008	SUPPLIES	R	8/24/2021	33959	
	I-84013	SUPPLIES	R	8/24/2021	33959	
	I-84048	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84061	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84086	SUPPLIES	R	8/24/2021	33959	
	I-84111	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84116	LAKE HARDWARE	R	8/24/2021	33959	
	I-84117	BUILDING MAINTENANCE	R	8/24/2021	33959	
	I-84118	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84120	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84124	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84140	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84165	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84166	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84226	GENERAL SUPPLIES	R	8/24/2021	33959	
	I-84284	SUPPLIES FOR DISPOSER	R	8/24/2021	33959	
	I-84299	SUPPLIES FOR DISPOSER	R	8/24/2021	33959	
	I-84301	SUPPLIES	R	8/24/2021	33959	$1,117.29
1		LANDON G. HENTZ				
	I-REFUND - HENTZ	REFUND - HENTZ	R	8/24/2021	33967	$96.80
85000		LANDON'S SECURITY LLC.				
	I-21189	SERVICE CALL	R	8/24/2021	33968	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-KEY FOR WM RR	WOMENS RESTROOM	R	8/24/2021	33968	$110.80
85589		LAWMAN'S UNIFORM & EQUIP.,CO.				
	I-49920	MATIJEVICH AND PEREZ	R	8/24/2021	33969	
	I-50011	MATIJEVICH AND PEREZ	R	8/24/2021	33969	$199.99
87400		LUYCX PLUMBING				
	I-221943	LUYCX PLUMBING	R	8/24/2021	33970	$675.00
89199		MEGAN MAINER				
	I-TUITION REIMB-MM	TUITION REIMBURSEMENT	R	8/24/2021	33971	$1,000.00
624		MALONE, DONALD J.				
	I-CITY INSPECTIONS	City inspections	R	8/24/2021	33972	$440.00
602		MASTERCARD				
	I-01141G	CRISIS INTERV TRAINING	R	8/24/2021	33973	
	I-94409	ACES ANIMAL CARE	R	8/24/2021	33973	
	I-PESTICIDE EXAM	JACOB PESTICIDE LICENSE	R	8/24/2021	33973	
	I-SONIC 01259G	PAM SMITH TRAINING	R	8/24/2021	33973	
	I-WM 0144G	ACO SUPPLIES-WALMART	R	8/24/2021	33973	
	I-wm 01718g	DOG AND CAT FOOD	R	8/24/2021	33973	$1,427.82
1		MCKENNA CONTRACTING				
	I-21065601	PLAYGROUND	R	8/24/2021	33975	$1,318.00
1		Megan Mainer				
	I-Travel Expense -MM	Travel Expense	R	8/24/2021	33976	$183.00
91608		METRO FIRE				
	I-175257-1	K12 Saw Blade	R	8/24/2021	33977	$300.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
96445		MOORE SUPPLY, CO.				
	I-S1623751.001	MOORE SUPPLY	R	8/24/2021	33978	$514.85
1124		MRB GROUP				
	I-000000040246	ENGINEERING SERVICES	R	8/24/2021	33979	$420.00
99450		MUNICIPAL EMERGENCY SERVICES D				
	I-IN1606300	air pack test	R	8/24/2021	33980	
	I-IN1610495	2 helmets replaced	R	8/24/2021	33980	$186.84
667		MURRAY MOWING				
	I-737062	MOWING	R	8/24/2021	33981	
	I-737063	MOWING	R	8/24/2021	33981	$172.00
104256		NORTH WATER DISTRICT LAB				
	I-2104759	LAB TESTING	R	8/24/2021	33982	
	I-2104760	LAB TESTING	R	8/24/2021	33982	$3,628.00
988		O'REILLY AUTO PARTS				
	I-0405-371797	PARTS FOR PW 15	R	8/24/2021	33983	
	I-0405-372977	GENERAL SUPPLIES	R	8/24/2021	33983	$36.23
726		ON DEMAND				
	I-427673	INK/LABELS	R	8/24/2021	33984	$180.05
1056		ON DEMAND INCORPORATED				
	I-29766835	FOLDING & POSTAGE MACHINE	R	8/24/2021	33985	$450.00
1142		P3WORKS LLC				
	I-0003975	PROFESSIONAL SERVICES	R	8/24/2021	33986	
	I-0004066	PROFESSIONAL SERVICES	R	8/24/2021	33986	
	I-0004067	PROFESSIONAL SERVICES	R	8/24/2021	33986	$8,099.10

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
107565		PENNEY'S ELECTRIC CO, INC				
	I-21120	TEMPORARY CLARIFIER	R	8/24/2021	33987	$1,044.41
112765		PERDUE BRANDON FIELDER COLLINS				
	I-0056833	PERDUE -COLLECTIONS	R	8/24/2021	33988	$2,676.61
108550		PERFORMANCE TRANSMISSION				
	I-58703	E4 Oil Change	R	8/24/2021	33989	$241.98
1039		PHCC OF TEXAS				
	I-PLUMBERS -RH	PLUMBERS CONTINUING	V	8/24/2021	33990	$95.00
1039		PHCC OF TEXAS				
	M-CHECK	PHCC OF TEXAS VOIDED	V	8/24/2021	33990	95.00CR
1065		PRE-PAID LEGAL SERVICES INC				
	I-.GROUP # 8200	MONTHLY BENEFITS	R	8/24/2021	33991	$559.20
1043		PROFORMA				
	I-CIT-100	SHIRT	R	8/24/2021	33992	
	I-CIT-101	UNIFORMS	R	8/24/2021	33992	
	I-CIT-102	Staff Apparel	R	8/24/2021	33992	$3,425.50
113385		QUILL CORPORATION				
	I-18242785	PINK PAPER	R	8/24/2021	33993	
	I-18715447	OFFICE SUPPLIES	R	8/24/2021	33993	
	I-18841544	TONER	R	8/24/2021	33993	$907.21
400		RELIANT METRO LTD				
	I-141.8000636641	MONTHLY TANK RENTALS	R	8/24/2021	33994	$192.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1		REMEDIATION RESQ, LLC				
	I-RRQ2108-11	HVAC DET	R	8/24/2021	33995	$8,275.00
1		RESTORATION RESQ				
	I-PRQ2108-04	HVAC REMEDIAT	R	8/24/2021	33996	$3,280.00
1		SEE SOURCE				
	I-1690	SEE SOURCE MARKETIN	R	8/24/2021	33997	$2,500.00
1		SHOW BUSINESS GC				
	I-SEPT 21 CONCERT	SEPT 21 CONCE	R	8/24/2021	33998	$1,875.00
89553		SIDDONS-MARTIN EMERGENCY GROUP				
	I-19405919B	T1 Parts	R	8/24/2021	33999	$629.00
125000		SOILEAU'S PARTS & SERVICES INC				
	I-63951	C2 tires and brakes	R	8/24/2021	34000	$1,720.70
35149		SPARKLIGHT				
	I-#126904267*	INTERNET WWTP	R	8/24/2021	34001	
	I-'126884113	MONTHLY SERVICE	R	8/24/2021	34001	
	I-:126713528	08/16-09/15/21 BILL	R	8/24/2021	34001	
	I-:126968411	INTERNET PW	R	8/24/2021	34001	$490.37
763		SS MOTOR TRENDZ				
	I-6518	OIL & FILTERS CHANGED	R	8/24/2021	34002	
	I-6719	Command 1 Oil Change	R	8/24/2021	34002	$435.61
132000		STATE FIREFIGHTERS				
	I-21030KC-B	Certificates & dues	R	8/24/2021	34003	
	I-210322KC-B	Certs	R	8/24/2021	34003	$650.00

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
1026		SYMMETRY ENERGY SOLUTIONS				
	I-11426864	MONTHLY SERVICE	R	8/24/2021	34004	$564.77
113530		TERRI JO'S ENTERPRISES LLC				
	I-1114	P45 INSPECTION	R	8/24/2021	34005	
	I-P33 INSPECTION	P33 INSPECTION	R	8/24/2021	34005	$51.00
135675		TEXAS DOWNTOWN ASSOCIATION				
	I-TDA ANNUAL DUES	TDA ANNUAL DUES	V	8/24/2021	34006	$300.00
135675		TEXAS DOWNTOWN ASSOCIATION				
	M-CHECK	TEXAS DOWNTOWN ASSOCIATIVOIDED	V	8/24/2021	34006	($300.00)
1151		TUBING & METRIC HYDRAULICS INC				
	I-33610	HYDRAULIC HOSES	R	8/24/2021	34007	$152.98
1041		TXU ENERGY				
	I-54005761456	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761457	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761458	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761459	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761461	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761462	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761463	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54005761464	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54202882973	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54202882974	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54202882975	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54277852699	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54277852700	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-5427833725	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-544278333712	MONTHLY ELECTRICITY	R	8/24/2021	34008	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-54427833710	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833711	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833713	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833714	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833715	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833716	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833717	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833718	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833719	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833720	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833721	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833722	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833723	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833724	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833726	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833727	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833728	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833729	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833730	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833731	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833732	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833733	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833734	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833735	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833736	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833737	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54427833738	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-544502826983	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54502826982	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-54727789065	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789066	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789067	MONTHLY SERVICE	R	8/24/2021	34008	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-54727789069	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789070	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789071	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789072	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789073	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789074	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789075	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789076	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789077	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789078	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789079	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789080	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789081	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789082	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789083	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789084	MONTHLY SERVICE	R	8/24/2021	34008	
	I-54727789085	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789087	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789088	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54727789089	MONTHLY SERVICE	R	8/24/2021	34008	
	I-5472779086	MONTHLY SERVICES	R	8/24/2021	34008	
	I-54757789068	MONTHLY SERVICES	R	8/24/2021	34008	
	I-56227300945	MONTHLY SERVICES	R	8/24/2021	34008	
	I-56227300946	MONTHLY SERVICE	R	8/24/2021	34008	
	I-56252254336	MONTHLY SERVICE	R	8/24/2021	34008	
	I-56252254337	MONTHLY SERVICE	R	8/24/2021	34008	
	I-56252254338	MONTHLY SERVICES	R	8/24/2021	34008	
	I-56252256159	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256160	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256161	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256162	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256163	MONTHLY ELECTRICITY	R	8/24/2021	34008	

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-56252256164	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256165	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256166	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256167	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256168	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256169	MONTHLY ELECTRICITY	R	8/24/2021	34008	
	I-56252256170	MONTHLY ELECTRICITY	R	8/24/2021	34008	$40,549.48
152000		U.S. POSTMASTER				
	I-SEPT POSTAGE*	POSTAGE	R	8/24/2021	34024	$4,500.00
379		ULINE				
	I-54973725	DISPATCH FILING CABINETS	R	8/24/2021	34025	$1,084.86
149326		USA BLUE BOOK				
	I-686798	AVACADO FLOATS	R	8/24/2021	34026	
	I-690194	TOOLS FOR WATER CREW	R	8/24/2021	34026	
	I-701194	TESTING EQUIPMENT	R	8/24/2021	34026	
	I-701588	TESTING EQUIPMENT	R	8/24/2021	34026	$3,142.00
65000		VERIZON WIRELESS				
	I-*9881358583	VERIZON WIRELESS	R	8/24/2021	34027	
	I-9881358583	VERIZON WIRELESS	R	8/24/2021	34027	
	I-9883512826	VERIZON WIRELESS	R	8/24/2021	34027	
	I-9885318166	SCADA PHONES	R	8/24/2021	34027	
	I-9885683120	VERIZON WIRELESS	R	8/24/2021	34027	$5,538.65
157000		WALMART COMMUNITY/CAPITAL ONE				
	I-WM 362366	Disinefecting supplies	R	8/24/2021	34032	
	I-WM 466355	GENERAL SUPPLIES	R	8/24/2021	34032	$162.34
605		WELLS FLORIST NURSERY & LANDSC				

		AP HISTORY				
VENDOR	SET: 99	CHECK REPORT				
BANK:	ALL					
DATE RANGE:	7/1/2021	THRU 8/31/2021				
				CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	AMOUNT
	I-LANDSCAPE SUPPLIES	Plant Supplies	R	8/24/2021	34033	$2,189.50
1112		WILLIAMS SCOTSMAN INC				
	I-9011380960	MONTHLY LEASE	R	8/24/2021	34034	$3,672.81
1		SHOW BUSINESS GC				
	I-Performance 0924	Band Performi	R	8/24/2021	34035	$900.00
1		SHOW BUSINESS GC				
	I-PAYMENT #2	Band Performi	R	8/24/2021	34036	$900.00
* *	T O T A L	NO				CK AMOUNT
	REGULAR CHECK	505				$4,821,675.94
	HAND CHECK	0				$0.00
	DRAFT	0				$0.00
	EFT	29				$245,596.92
	NON CHECK	0				$0.00
	VOID CHECK	7 VOID DEBITS		0		
		VOID CREDITS	1	10,950.50		
		NO				CK AMOUNT
	VENDOR SET: 99 BANK: FSB	541				$5,067,272.86
	BANK : FSB TOTALS:	541				$5,067,272.86
	REPORT TOTALS:	541				$5,067,272.86

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
99-000293	GENSCO AIRCRAFT TIRES				
	INV 15233	8/31/2021	8/31/2021	N	$840.00
	FSB	8/31/2021			$840.00
99-000309	GULF COAST CHEVROLET				
	INV CVCS585571	8/31/2021	8/31/2021	N	$850.94
	FSB	8/31/2021			$850.94
	INV CVCS585823	8/31/2021	8/31/2021	N	$47.11
	FSB	8/31/2021			$47.11
99-000433	ASCO				
	INV SWO185001	8/31/2021	8/31/2021	N	$625.50
	FSB	8/31/2021			$625.50
99-000455	ACE IMAGEWEAR				
	INV 0691993	8/25/2021	8/25/2021	N	$277.37
	FSB	8/25/2021			$277.37
99-000469	AUTOZONE				
	INV 1551691102	8/31/2021	8/31/2021	N	$17.73
	FSB	8/31/2021			$17.73
	INV 1551691925	8/31/2021	8/31/2021	N	$7.43
	FSB	8/31/2021			$7.43
99-000602	MASTERCARD				
	INV TCEQ FEES-JS	8/31/2021	8/31/2021	N	$358.13
	FSB	8/31/2021			$358.13
99-000624	MALONE, DONALD J.				

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV INSPECTIONS-DM	8/31/2021	8/31/2021	Y	$600.00
	FSB	8/31/2021			$600.00
99-000667	MURRAY MOWING				
	INV 737064	8/31/2021	8/31/2021	Y	$93.00
	FSB	8/31/2021			$93.00
99-000704	CURTISS C LOCKE				
	INV 389	8/31/2021	8/31/2021	N	$4,845.94
	FSB	8/31/2021			$4,845.94
99-000800	HERNANDEZ, SUSIE				
	INV PP 8/10-8/11	8/31/2021	8/31/2021	Y	$487.50
	FSB	8/31/2021			$487.50
99-000955	WARREN, DANIEL				
	INV PPE 8/27 - DW	8/31/2021	8/31/2021	Y	$240.00
	FSB	8/31/2021			$240.00
99-000961	SUSIE DICKEY				
	INV PPE 8/27 - SD	8/31/2021	8/31/2021	Y	$420.00
	FSB	8/31/2021			$420.00
99-000988	O'REILLY AUTO PARTS				
	INV 0405-373424	8/24/2021	8/24/2021	N	$47.72
	FSB	8/24/2021			$47.72
99-000994	AMAZON CAPITAL SERVICES				
	INV 16QT-CLRJ-9W9W	8/31/2021	8/31/2021	N	$46.30
	FSB	8/31/2021			$46.30

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV 1CFT-PFQC-CJFC	8/26/2021	8/26/2021	N	$242.90
	FSB	8/26/2021			$242.90
	INV 1F13-6JMN-C7VQ	8/26/2021	8/26/2021	N	$499.00
	FSB	8/26/2021			$499.00
	INV 1NLM-MJFL-X1PL	8/30/2021	8/30/2021	N	$408.93
	FSB	8/30/2021			$408.93
	INV 1T47-7HR7-DWDG	8/25/2021	8/25/2021	N	$29.97
	FSB	8/25/2021			$29.97
	INV 1W3D-VJQV-4F9G	8/31/2021	8/31/2021	N	$235.90
	FSB	8/31/2021			$235.90
99-001016	MELISSA EDGE				
	INV PPE 8/27 - ME	8/31/2021	8/31/2021	N	$30.00
	FSB	8/31/2021			$30.00
99-001035	EIGHT20 CONSULTING				
	INV 21092	8/31/2021	8/31/2021	N	$3,000.00
	FSB	8/31/2021			$3,000.00
99-001071	ENTERPRISE FM TRUST				
	INV 73514807	8/25/2021	8/25/2021	N	$11,169.92
	FSB	8/25/2021			$11,169.92
99-001116	WEX BANK				
	INV '73514807	8/31/2021	8/31/2021	N	$1,941.68
	FSB	8/31/2021			$1,941.68
	INV *73514807*	8/31/2021	8/31/2021	N	$218.36
	FSB	8/31/2021			$218.36

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV -'73514807	8/31/2021	8/31/2021	N	$285.54
	FSB	8/31/2021			$285.54
	INV --73514807	8/31/2021	8/31/2021	N	$1,258.26
	FSB	8/31/2021			$1,258.26
	INV -73514807	8/31/2021	8/31/2021	N	$2,357.99
	FSB	8/31/2021			$2,357.99
	INV 073514807	8/31/2021	8/31/2021	N	$1,673.31
	FSB	8/31/2021			$1,673.31
	INV 73514807	8/31/2021	8/31/2021	N	$35.36
	FSB	8/31/2021			$35.36
	INV 73514807'	8/31/2021	8/31/2021	N	$438.41
	FSB	8/31/2021			$438.41
	INV 73514807-	8/31/2021	8/31/2021	N	$2,132.41
	FSB	8/31/2021			$2,132.41
	INV 73514807--	8/31/2021	8/31/2021	N	$139.24
	FSB	8/31/2021			$139.24
	INV 735148070	8/31/2021	8/31/2021	N	$689.36
	FSB	8/31/2021			$689.36
99-001129	MALDONADO, CARLOS				
	INV SOUND 9/3	8/31/2021	8/31/2021	N	$700.00
	FSB	8/31/2021			$700.00
99-001145	MICHELLE PEREZ				
	INV 2021-0005	8/26/2021	8/26/2021	N	$1,095.00
	FSB	8/26/2021			$1,095.00
99-001157	TEXAS MATERIALS GROUP INC				

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV 219625	8/31/2021	8/31/2021	N	$1,550.56
	FSB	8/31/2021			$1,550.56
99-008450	ANGLETON AREA MEDICAL				
	INV AUG-821LM	8/31/2021	9/30/2021	N	$7,917.00
	FSB	8/31/2021			$7,917.00
99-014000	ANGLETON FEED & SUPPLY CO				
	INV 281252	8/31/2021	9/30/2021	N	$397.25
	FSB	8/31/2021			$397.25
99-021521	BARKER, LINDA				
	INV PPE 8/27- LB	8/31/2021	8/31/2021	Y	$150.00
	FSB	8/31/2021			$150.00
99-027550	CITY OF ANGLETON - VISA				
	INV 014275	8/31/2021	8/31/2021	N	$90.00
	FSB	8/31/2021			$90.00
	INV 10902714	8/26/2021	8/26/2021	N	$16.19
	FSB	8/26/2021			$16.19
	INV 56226266	8/31/2021	8/31/2021	N	$2,816.37
	FSB	8/31/2021			$2,816.37
	INV CPA LICENSE RENEW	8/24/2021	8/24/2021	N	$75.00
	FSB	8/24/2021			$75.00
	INV HAWLEY ELEC	8/25/2021	8/25/2021	N	$200.00
	FSB	8/25/2021			$200.00
	INV OIL CHANGE	8/31/2021	8/31/2021	N	$98.00
	FSB	8/31/2021			$98.00

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV PK56 TIRES	8/31/2021	8/31/2021	N	$231.00
	FSB	8/31/2021			$231.00
	INV SHIPPING	8/26/2021	8/26/2021	N	$8.10
	FSB	8/26/2021			$8.10
	INV TRAINING FOR HR	8/31/2021	8/31/2021	N	$58.00
	FSB	8/31/2021			$58.00
	INV TSC 07285G	8/31/2021	8/31/2021	N	$749.97
	FSB	8/31/2021			$749.97
	INV WM 04522G	8/31/2021	8/31/2021	N	$53.31
	FSB	8/31/2021			$53.31
	INV WM 04641G	8/31/2021	8/31/2021	N	$31.68
	FSB	8/31/2021			$31.68
	INV WM 06584G	8/31/2021	8/31/2021	N	$15.31
	FSB	8/31/2021			$15.31
99-031355	BRAZOS TRACTOR & EQUIP.				
	INV 416991	8/31/2021	9/30/2021	N	$36.09
	FSB	8/31/2021			$36.09
99-034510	BROOKSIDE EQUIPMENT SALES				
	INV ia30544	8/26/2021	8/26/2021	N	$162.80
	FSB	8/26/2021			$162.80
99-041510	COASTAL PUMP SERVICES IN	C			
	INV 13618	8/25/2021	9/24/2021	N	$3,944.00
	FSB	8/25/2021			$3,944.00
	INV 13629	8/25/2021	9/24/2021	N	$1,400.00

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	FSB	8/25/2021			$1,400.00
99-047572	DEARBORN LIFE INSURANCE	CO			
	CM "ADJUSTMENT'	8/25/2021	8/25/2021	N	$75.27
	FSB	8/25/2021			$75.27
	INV 'GROUP # F014614-1	8/25/2021	8/25/2021	N	$1,663.67
	FSB	8/25/2021			$1,663.67
99-048500	DXI INDUSTRIES				
	INV 055015438-21	8/31/2021	9/30/2021	N	$1,677.50
	FSB	8/31/2021			$1,677.50
99-049500	CENTERPOINT ENERGY				
	INV '8865573-3	8/25/2021	9/4/2021	N	$47.38
	FSB	8/25/2021			$47.38
99-057933	FRANKLIN, BETTY S				
	INV PPE 8/27 - BF	8/31/2021	8/31/2021	Y	$60.00
	FSB	8/31/2021			$60.00
99-058266	GUERRA CERON, JEDIDAH				
	INV PPE 8/27 - JGC	8/31/2021	8/31/2021	Y	$120.00
	FSB	8/31/2021			$120.00
99-059000	B & K MOTOR PARTS INC				
	INV 855978	8/31/2021	9/30/2021	N	$85.10
	FSB	8/31/2021			$85.10
	INV 855979	8/31/2021	9/30/2021	N	$18.99
	FSB	8/31/2021			$18.99

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV 855982	8/25/2021	9/24/2021	N	$73.70
	FSB	8/25/2021			$73.70
	INV 855983	8/25/2021	9/24/2021	N	$36.85
	FSB	8/25/2021			$36.85
	INV 856052	8/31/2021	9/30/2021	N	$27.35
	FSB	8/31/2021			$27.35
	INV 856091	8/25/2021	9/24/2021	N	$242.16
	FSB	8/25/2021			$242.16
	INV 856447	8/31/2021	9/30/2021	N	$5.10
	FSB	8/31/2021			$5.10
99-077400	TYLER TECHNOLOGIES, INC.				
	INV 025-346286	8/25/2021	9/24/2021	N	$390.00
	FSB	8/25/2021			$390.00
99-084900	LAKE HARDWARE & LUMBER				
	INV 84161	8/25/2021	9/24/2021	N	$30.24
	FSB	8/25/2021			$30.24
	INV 84308	8/25/2021	9/24/2021	N	$6.10
	FSB	8/25/2021			$6.10
	INV 84350	8/26/2021	9/25/2021	N	$4.76
	FSB	8/26/2021			$4.76
	INV 84411	8/25/2021	9/24/2021	N	$10.42
	FSB	8/25/2021			$10.42
	INV 84412	8/31/2021	9/30/2021	N	$94.98
	FSB	8/31/2021			$94.98
	INV 84416	8/26/2021	9/25/2021	N	$22.54

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	FSB	8/26/2021			$22.54
	INV 84446	8/26/2021	9/25/2021	N	$13.13
	FSB	8/26/2021			$13.13
	INV 84462	8/31/2021	9/30/2021	N	$6.34
	FSB	8/31/2021			$6.34
	INV 84582	8/31/2021	9/30/2021	N	$71.94
	FSB	8/31/2021			$71.94
99-085000	LANDON'S SECURITY LLC.				
	INV 21223	8/31/2021	9/30/2021	N	$720.00
	FSB	8/31/2021			$720.00
	INV 21226	8/25/2021	9/24/2021	N	$15.00
	FSB	8/25/2021			$15.00
99-085589	LAWMAN'S UNIFORM & EQUIP				
	INV 50022	8/31/2021	8/31/2021	N	$67.94
	FSB	8/31/2021			$67.94
99-091552	MEIER, CYNTHIA S				
	INV PPE 8/27 - CM	8/31/2021	8/31/2021	Y	$60.00
	FSB	8/31/2021			$60.00
99-091639	CITY OF ANGLETON - DENTAL				
	INV 737573919987	8/25/2021	8/25/2021	N	$4,674.25
	FSB	8/25/2021			$4,674.25
	INV DENTAL ADJUSTMENTS	8/25/2021	8/25/2021	N	$17.59
	FSB	8/25/2021			$17.59
99-091640	CITY OF ANGLETON - HLTH				

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
	INV "737573919987	8/30/2021	9/29/2021	N	$750.94
	FSB	8/30/2021			$750.94
	INV 737573919987	8/31/2021	9/30/2021	N	$133,743.74
	FSB	8/31/2021			$133,743.74
	INV AUG ADJ	8/31/2021	9/30/2021	N	$1,405.06
	FSB	8/31/2021			$1,405.06
99-112765	PERDUE BRANDON FIELDER C	OL			
	INV 0060177	8/30/2021	8/30/2021	N	$3,549.33
	FSB	8/30/2021			$3,549.33
	INV 0060179	8/30/2021	8/30/2021	N	$6,397.11
	FSB	8/30/2021			$6,397.11
	INV 0060180	8/30/2021	8/30/2021	N	$7,748.10
	FSB	8/30/2021			$7,748.10
	INV 0060578	8/30/2021	8/30/2021	N	$6,495.98
	FSB	8/30/2021			$6,495.98
	INV 0060579	8/30/2021	8/30/2021	N	$5,103.02
	FSB	8/30/2021			$5,103.02
	INV 0061020	8/30/2021	8/30/2021	N	$9,250.05
	FSB	8/30/2021			$9,250.05
	INV 006109	8/30/2021	8/30/2021	N	$3,873.10
	FSB	8/30/2021			$3,873.10
99-149577	POOL-TREVINO, MARY E				
	INV PPE 8/27 - MT	8/31/2021	8/31/2021	Y	$330.00
	FSB	8/31/2021			$330.00

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : AUGUST 31, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS/
		OST DT	DISC DT		BALANCE
99-161255	HELWIG, LISA A				
	INV PPE 8/27 - LH	8/31/2021	8/31/2021	Y	$60.00
	FSB	8/31/2021			$60.00
99-163050	ZEIGLER'S				
	INV 25884	8/26/2021	9/25/2021	N	$372.00
	FSB	8/26/2021			$372.00
99-KOSKIN	LINDSAY KOSKINIEMI				
	INV REIMB-PLUMB COURSE	8/31/2021	8/31/2021	N	$100.00
	FSB	8/31/2021			$100.00
UNPAID	INVOICE TOTALS				$247,753.03
UNPAID	DEBIT MEMO TOTALS				$0.00
UNAPPLIED	CREDIT MEMO TOTALS				$0.00
UNPAID	TOTALS				$247,753.03

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Colleen Martin

AGENDA CONTENT: The discussion and possible action on the 2022 employee holiday schedule.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City of Angleton has historically provided 13 paid employee holidays to employees. On June 15, 2021, President Biden declared June 19 a federal holiday. The changes to the employee paid holiday schedule recommended are as follows: December 31, 2021, in observance of New Years' Day which falls on a Saturday in 2022; June 20 in observance of Juneteenth which falls on a Sunday in 2022; and December 23, 2022, in observance of Christmas Eve which falls on a Saturday in 2022. This would create 15 paid holiday days in 2022.

Senior staff have provided input and request the 15 paid holiday days.

RECOMMENDATION:

Staff recommends the approval of the 2022 Employee Holiday Calendar.

City of Angleton

2022 Employee Holidays

New Year's Day-December 31, 2021 (observed)

Martin Luther King Jr. Birthday-January 17

President's Day-February 21

Texas Independence Day- March 2

Good Friday-April 15

Memorial Day-May 30

Juneteenth-June 20 (observed)

Independence Day-July 4

Labor Day-September 5

Columbus Day-October 10

Veterans Day-November 11

Thanksgiving (2 days)-November 24 & 25

Christmas Eve-December 23 (observed)

Christmas Day-December 26 (observed)

Birthday-*After 6 Months of Employment*

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 28, 2021

PREPARED BY: Colleen Martin

AGENDA CONTENT: The discussion and possible action on the renewal of the United Healthcare health plan for an additional year.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: $1,077.81 per FTE PM **FUNDS REQUESTED:** $1,077.81 per FTE PM

FUND: Account 140 department specific

EXECUTIVE SUMMARY:

The City of Angleton has offered a PPO healthcare plan under United Healthcare (UHC) since 2014. In 2020, UHC premiums remained the same, and in 2021, UHC decreased premiums by 1%.

The City's health plan has not been affordable for employees who would like dependent coverage, and staff looked to reduce premiums in these tiers in the new plan year.

In plan year 2021, the City experienced and continues to experience the effects of several catastrophic claims as well as an increase in cost due to COVID-19, this has pushed the City's average loss ratio to 121.4% as of July 2021.

This month, UHC offered a plan renewal with a 19% premium increase. After some negotiations, UHC agreed to a 15% premium increase along with a "Premium Discount" for December 2021, making the net premium increase 11% but only if the City agrees not to publish an RFP.

In 2022, the City plans to continue offering a PPO plan and add a High Deductible Health Plan (HDHP) with a Health Savings Account (HSA). Staff look to the City to contribute $1,500.00 to those who enroll in the HDHP and who elect an HSA.

Rates for the new plan year if the City adds an HDHP plan with an HSA are attached.

Staff were socialized in 3 separate meetings with the potential changes and feedback was received.

All changes will fall within budget.

RECOMMENDATION:

Staff recommends the renewal of the health plan with UHC, the addition of an HDHP and HSA plan with a City contribution to the HSA of $1,500 per employee per year.

HUB

Risk & Insurance | Employee Benefits | Retirement & Private Wealth

City of Angleton
January 1, 2022
Renewal Plan Design Options

Consultant – Julian Fontana

Account Manager – Mike Weaver

Caroline Smith – Marketing Specialist

© 2021 HUB International Limited.

October 7, 2021

Agenda

1 Overview

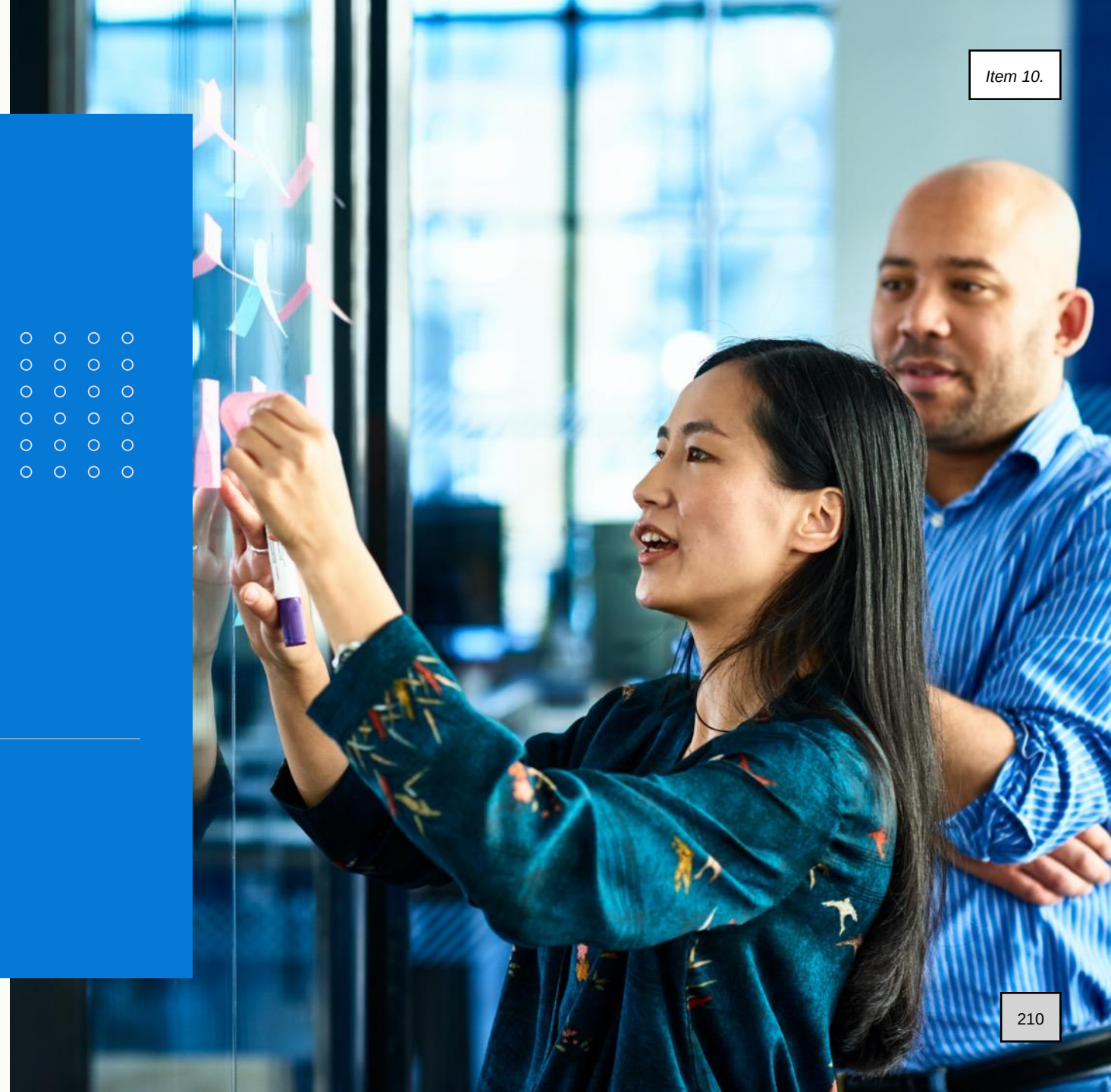
2 Medical Claims vs Premium Reporting

3 Public Entity Benchmarking Benefits and Cost

4 Medical Plan Renewal and Alternate Plans

© 2021 HUB International Limited.

1 Overview



Overview

The City of Angleton has retained HUB International to provide consulting for its health and welfare benefits plans. The purpose of this presentation is to review the Medical plan renewal options with UHC for January 1, 2022.

The initial renewal offer presented from UHC was in increase of +19% to current premium for January 1 – December 31, 2022. HUB was able to negotiate a reduction to +15% and a ½ month Premium credit for December of 2021, estimated to be $65,000 or 4% of total premiums.

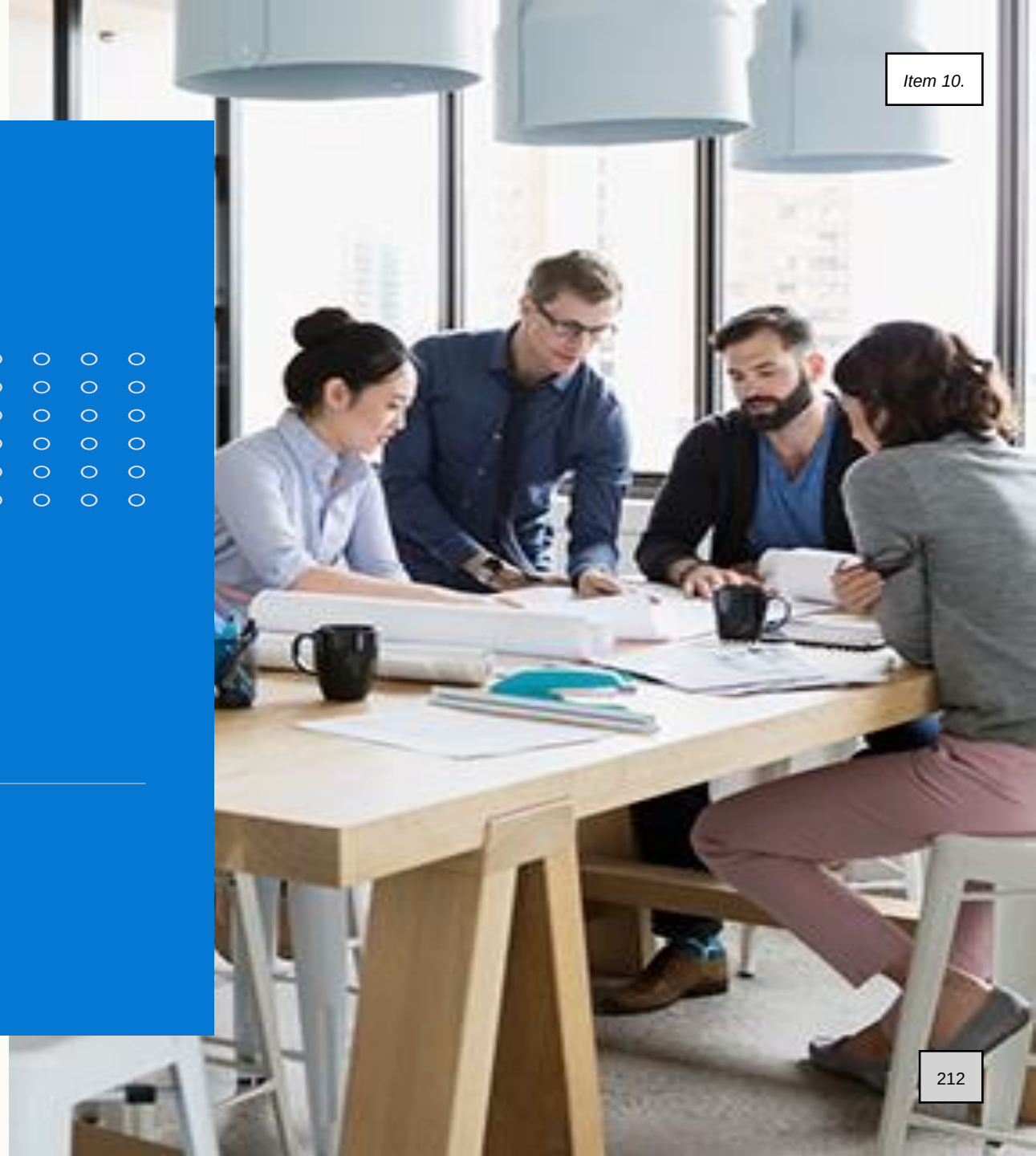
The City's Premium to Claims loss ratio is 121.4% for the last 12 months compared to the Affordable Care Act (ACA) minimum required 85%.

The City's current medical benefits are a higher benefit on average compared to HUB's Public Entity Benchmark for 2021. The City funds less on average to each tier of dependent coverage than the Benchmark. An alternative is presented to implement a dual plan option offering including a HDHP/H.S.A. plan and Buy Up PPO. The alternate scenario increases the City's contribution across each tier of dependent coverage and equalizes the contribution percentage to each tier of dependent coverage to move Employee contributions closer to the Benchmark.

© 2021 HUB International Limited.

2

UHC Claims versus Premium Reporting



© 2018 HUB International Limited..

UHC Claims versus Premium Reporting

Year/Month	Members	Subscribers	Premium	Premium PMPM	Medical Payments	Capitation Payments	Managed Pharmacy Payments	Total Payments	Claims to Premium Ratio (Gross)	Total Payments PMPM	12 Month Rolling Average PMPM
2020-07	177	131	$142,250	$803.67	$271,487	$3,605	$18,961	$294,053	206.7%	$1,661.32	$687.59
2020-08	171	127	$137,187	$802.27	$182,612	$3,485	$29,768	$215,865	157.4%	$1,262.37	$748.15
2020-09	171	128	$137,842	$806.10	$68,731	$3,485	$24,201	$96,417	69.9%	$563.84	$763.13
2020-10	169	126	$134,750	$797.34	$248,361	$3,525	$25,644	$277,531	206.0%	$1,642.19	$858.84
2020-11	176	131	$141,010	$801.19	$88,659	$3,645	$34,500	$126,804	89.9%	$720.48	$821.16
2020-12	176	132	$143,185	$813.55	$191,471	$3,645	$25,242	$220,359	153.9%	$1,252.04	$892.95
2021-01	172	129	$140,376	$816.14	$67,469	$3,714	$31,955	$103,138	73.5%	$599.64	$884.25
2021-02	169	126	$136,624	$808.43	$78,673	$3,629	$11,981	$94,282	69.0%	$557.88	$900.92
2021-03	172	130	$139,439	$810.69	$99,664	$3,692	$28,637	$131,994	94.7%	$767.40	$921.62
2021-04	169	128	$134,756	$797.37	$128,626	$3,586	$30,632	$162,844	120.8%	$963.57	$921.65
2021-05	170	127	$134,375	$790.44	$150,329	$3,607	$24,000	$177,936	132.4%	$1,046.68	$960.41
2021-06	165	127	$131,844	$799.05	$54,425	$3,501	$48,567	$106,493	80.8%	$645.41	$976.04
Total by Experience Period											
Current Period	2,057	1,542	$1,653,639		$1,630,506	$43,121	$334,088	$2,007,716	**121.4%** ★	$976.04	
Prior Period	2,065	1,524	$1,638,517		$1,088,035	$38,193	$152,960	$1,279,188	78.1%	$619.46	

Affordable Care Act (ACA) target loss ratio is 85%

© 2021 HUB International Limited.

3 Medical Benefits and Cost Benchmarking

Public Entity Benefits Benchmarking

	Public Benchmark		Angleton Current	Angleton Dual Option	
Number of Benchmark Cities	63				
Number of Enrolled Employees			127	127	
Plans Offered	PPO	HDHP	1	2	
Current Carrier			UHC	UHC	
Plan Year	2020-2021		2021	2022	
Plan Type			PPO	PPO	HDHP / HSA
Subscriber Enrollment			127		
% of Subscriber Enrollment			100%		
HSA or HRA Contribution	n/a	$1,066 EE $1,829 FAM	n/a	n/a	$1,800
Individual Deductible	$1,770	$3,149	$500	$500	$2,800
Family Deductible	$3,854	$6,220	$1,000	$1,000	$5,600
Individual Out of Pocket	$4,418	$4,852	$3,500	$3,500	$6,350
Family Out of Pocket	$9,390	$10,873	$7,000	$7,000	$12,700
Coinsurance	19%	14%	20%	20%	20%
Office Visits/Specialist	$26 PCP Copay / $50 Specialist Copay	Ded./14%	$35 PCP Copay / $35 Specialist Copay	$35 PCP Copay / $35 Specialist Copay	Ded./20%
Urgent Care	$64 Copay	Ded./14%	$50 Copay	$50 Copay	Ded./20%
Emergency Room	$239 Copay + Coinsurance	Ded./14%	$100 Copay	$100 Copay	Ded./20%
Inpatient Surgery	Ded./20%	Ded./14%	Ded./20%	Ded./20%	Ded./20%
Pharmacy - Retail Only	Tier 1- $10 Tier 2- $41 Tier 3- $77 Tier 4 - $144	Ded./14%	Tier 1 - $10 Tier 2 - $35 Tier 3 - $60	Tier 1 - $10 Tier 2 - $35 Tier 3 - $60	Deductibe, then: Tier 1 - $10 Tier 2 - $35 Tier 3 - $70 Tier 4 - Specialty $10/$150/$500

© 2021 HUB International
*Proprietary to HUB Interna l

Benchmarking Cost and Contributions

Employee Contributions	Public Benchmark		Angleton Current	Angleton Alternate Plans	
Plan	PPO	HDHP	PPO	PPO	HDHP / HSA
Employee	$51	$17	$0	$25	$0
EE + Spouse	$431	$345	$735	$511	$421
EE + Child	$300	$228	$408	$409	$337
EE + Family	$623	$494	$1,103	$639	$526

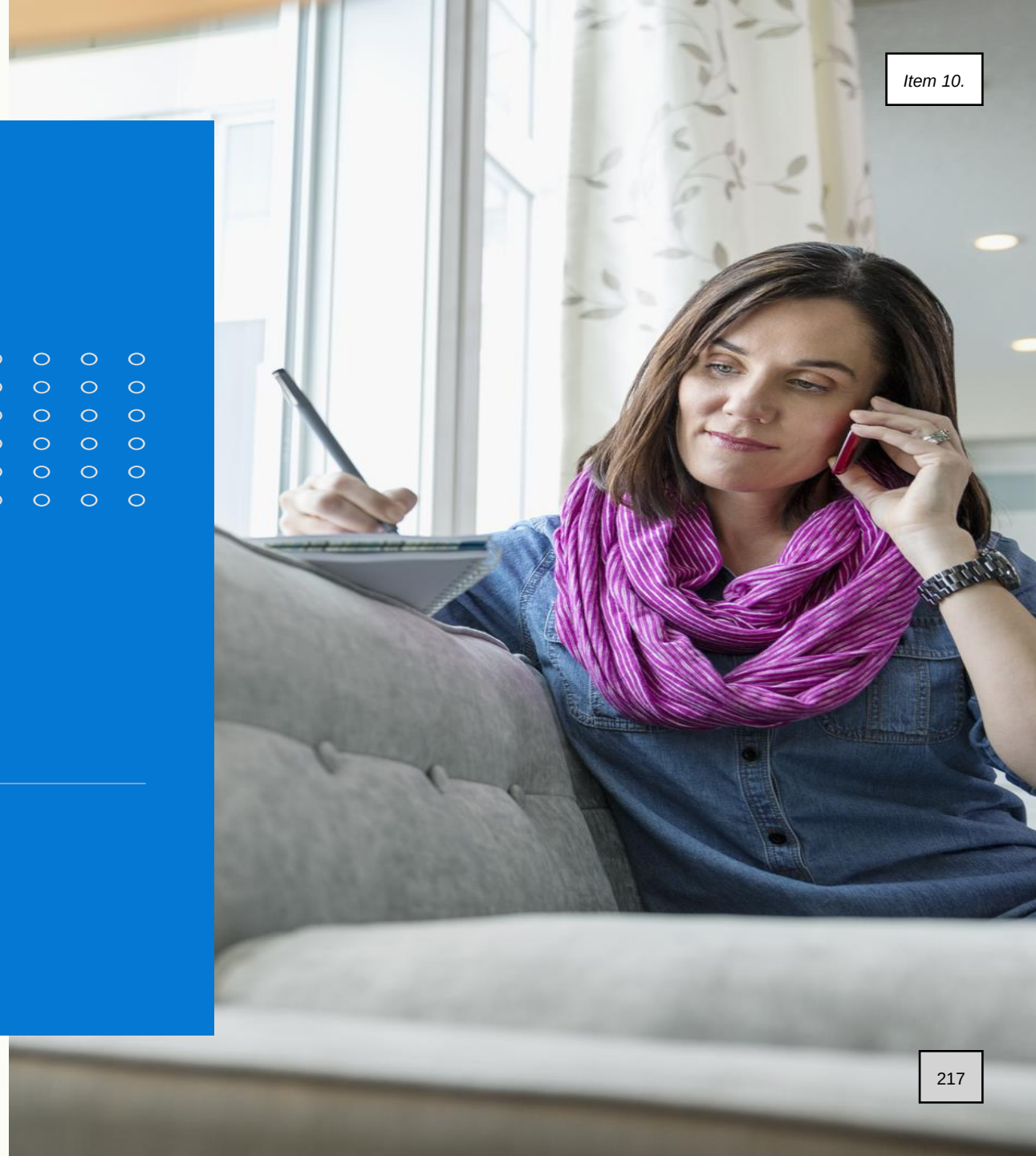
Per Capita Cost	Average of All Cities	Angleton Current	Angleton Alternate Plans
Total Per Capita Cost	$12,064	$14,319	$13,441
Employer Per Capita Cost	$10,117	$13,289	$12,507
Employee Per Capita Cost	$1,947	$1,030	$934

Per Capita Cost	Average of All Cities	Angleton Current	Angleton Alternate Plans
% Employer Funded	83.9%	92.8%	93.1%
% Employee Funded	16.1%	7.2%	6.9%

© 2021 HUB International Limited.
*Proprietary to HUB Interna l

4

Medical Plan Renewal and Alternate Plans 1.1.2022



© 2018 HUB International Limited..

Renewal Current Plan - UHC

RENEW CURRENT PLAN

Plan		Unit Costs - Monthly						
$500 PPO Plan	Full Time Employees	Medical Rate	City Contribution ($)	City Contribution (%)	Employee Contribution ($)	Total Employee Contribution ($)	Monthly Employee Change From Current ($)	Monthly Employee Change From Current (%)
Employee	127	$1,077.80	$1,077.80	100.0%	$0.00	$0.00	$0.00	0%
+ Spouse	1	$1,077.81	$232.12	21.5%	$845.69	$845.69	$91.15	12%
+ Children	16	$646.69	$176.97	27.4%	$469.72	$469.72	$49.77	12%
+ Family	2	$1,616.72	$348.17	21.5%	$1,268.55	$1,268.55	$136.74	12%
Premium Contributions	127	$1,818,467	$1,687,688	92.8%	$130,779			

All Plans	Full Time Employees	Total Medical Cost	City Contribution ($)	City Contribution (%)	Employee Contribution ($)
Total Contributions	127	$1,818,467	$1,687,688	92.8%	$130,779
$ Change From Current		$237,169	$220,114		$17,055
% Change From Current		15.0%	15.0%		15.0%

UHC's renewal offer includes a one time ½ month Premium Credit for December 2021 est. ($65,000 ~4%) for any of the options presented.

© 2021 HUB International Limited.

Alternate 1 Medical Plan Renewal - UHC

ALTERNATE 1 - DUAL OPTION PPO $500 and HDHP/H.S.A - INCREASE CITY CONTRIBUTION DEP COVERAGE

Enrollment		Unit Costs - Monthly						
BUY UP PPO $500 - OPTION 11	**Full Time Employees**	**Medical Rate**	**City Contribution ($)**	**City Contribution (%)**	**Employee Contribution ($)**	Total Employee Contribution ($)	Monthly Employee Change From Current ($)	Monthly Employee Change From Current (%)
Employee	112	$1,077.80	$1,052.80	97.7%	$25.00	$25.00	$25.00	NA
+ Spouse	1	$1,077.81	$538.91	50.0%	$538.91	$563.91	-$171.50	-23.3%
+ Children	16	$646.69	$323.35	50.0%	$323.35	$348.35	-$60.11	-14.7%
+ Family	2	$1,616.72	$808.36	50.0%	$808.36	$833.36	-$269.74	-24.5%
Premium Contributions	**112**	**$1,624,463**	**$1,502,913**	**92.5%**	**$121,550**			
HDHP PLAN W H.S.A - OPTION 9	**Full Time Employees**	**Medical Rate**	**City Contribution ($)**	**City Contribution (%)**	**Employee Contribution ($)**	Total Employee Contribution ($)	Monthly Employee Change From Current ($)	Monthly Employee Change From Current (%)
Employee	15	$826.36	$826.36	100.0%	$0.00	$0.00	$0.00	0%
+ Spouse	0	$826.37	$413.19	50.0%	$413.19	$413.19	($322.22)	-44%
+ Children	0	$495.83	$247.92	50.0%	$247.92	$247.92	($160.55)	-39%
+ Family	0	$1,239.55	$619.78	50.0%	$619.78	$619.78	($483.33)	-44%
Premium Contributions	15	$148,745	$148,745	100.0%	$0			
HRA Contributions	**15**	**$22,500**	**$22,500**					
Total Contributions Incl HSA	**15**	**$171,245**	**$171,245**		**$0**			
ER HSA Contribution (EE only)		**$1,500**	**$2,717**	**ee only annual city contrib diff**				
ER HSA Contribution (EE + DEP)		**$1,500**						
All Plans	**Full Time Employees**	**Total Medical Cost**	**City Contribution ($)**	**City Contribution (%)**	**Employee Contribution ($)**			
Total Contributions - All Plans	**127**	**$1,795,707**	**1,674,158**	**93.2%**	**121,550**			
Change from current ($)		**$214,410**	**$206,584**		**$7,826**			
Change from current (%)		**13.6%**	**14.1%**		**6.9%**			

© 2021 HUB International Limited.

Thank you.

© 2021 HUB International Limited.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Kyle Livesay, Assistant Director of Parks & Recreation

AGENDA CONTENT: Conduct a public hearing and possible action on a Resolution No. 20211012-011 designating certain officials as being responsible for, acting for, and on behalf of the City in dealing with the Texas Parks & Wildlife Department, for the purpose of participating in the Community Outdoor Outreach Program; certifying that the City is eligible to receive program assistance; certifying that the program implementation date cannot begin until funding is approved on or around March 2022 and must be completed within eighteen months; and providing an effective date.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $47,309.13 **FUNDS REQUESTED:** NA

FUND: N/A

EXECUTIVE SUMMARY:

The City of Angleton is applying for the Community Outdoor Outreach Program grant offered by the Texas Parks & Wildlife Department to provide funding for programming that engages under-represented populations in TPWD mission-oriented recreation, conservation, and environmental education activities. Programming opportunities that would be made possible through this grant include paddling programs, camping activities, angling activities, archery, general outdoor recreation, and nature education for individuals and families. The grant ceiling for the Community Outdoor Outreach Program grant is $60,000 and the request for funding would be $47,309.13. Funds for this grant are distributed as a reimbursement or an advance payment. The grant does not require matching funds for the project. If the City's application is accepted for award, funds would be used to fund program supplies, storage, travel and admissions, contract services, and intern program implementation stipends.

RECOMMENDATION:

Staff recommends Council approve the Resolution No. 20211012-011 authorizing the submission of a Texas Parks and Wildlife Department Grant - Community Outdoor Outreach Program application and authorizing the City Mayor, or designee, to act as the City's Executive officer and authorized representative in all matters pertaining to the city's participation in the Community Outdoor Outreach Program Grant.

RESOLUTION NO. 20211012-011

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE CITY IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, FOR THE PURPOSE OF PARTICIPATING IN THE COMMUNITY OUTDOOR OUTREACH PROGRAM; CERTIFYING THAT THE CITY IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE PROGRAM IMPLEMENTATION DATE CANNOT BEGIN UNTIL FUNDING IS APPROVED ON OR AROUND MARCH 2022 AND MSUT BE COMPLETED WITHIN EIGHTEEN MONTHS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Angleton, "Applicant", is applying for a Texas Parks & Wildlife Department Texas Community Outdoor Outreach Program Grant; and

WHEREAS, Texas Parks & Wildlife Department, "Department," for the purpose of participating in the Community Outdoor Outreach Program, "Program", requires an Authorizing Resolution; and

WHEREAS, the Applicant, is fully eligible to receive assistance under the Community Outdoor Outreach Program (CO-OP) Grant; and

WHEREAS, the Applicant is desirous of authorizing a City Official to represent and act for the Applicant in dealing with the Department concerning the Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON:

SECTION 1. The City of Angleton, Applicant, hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to state and local public hearing requirements.

SECTION 2. The Applicant hereby certifies that the program implementation date cannot begin until funding is approved on or around March 2022 and must be completed within eighteen months.

SECTION 3. The Applicant hereby authorizes and directs the Assistant Director of Parks & Recreation for the City of Angleton, Kyle Livesay, to act for the Applicant in dealing with the Department for the purposes of the Program, and that the City Assistant Director of Parks & Recreation is hereby officially designated as the representative in this regard.

SECTION 4. The Applicant hereby specifically authorizes Kyle Livesay, Assistant Director of Parks & Recreation as the Official to submit an application to the Department concerning the Community Outdoor Outreach Program (CO-OP) Grant for use of procuring supplies and providing programs for the grant agreement period of 18 months.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

TPWD Community Outdoor Outreach Program Grant Budget Summary

Project: Angleton Outdoor Recreation and Education Initiative

Budget Summary		**Estimate**
Personnel & Contracts		
16 Week Internship Stipend 1		$4,800.00
16 Week Internship Stipend 2		$4,800.00
Contract Instructor / Guide Service		$3,600.00
Food & Travel		
Mileage and Transportation		$1,449.20
Fees		
Park Use & Campsite Fees		$320.00
Supplies & Equipment		
Archery Program Supplies		$3,698.00
Birding / Wildlife Viewing Supplies		$599.52
Camping Supplies		$2,805.85
Fishing / Angling Supplies		$1,048.88
GPS Devices		$879.92
Paddling Program Supplies		$12,928.06
Box Trailer for Outdoor Supplies		$4,150.00
Kayak Trailer		$5,000.00
Outdoor Education Matrials		$869.90
Storage Containers		$359.80
Total Project Cost		**$47,309.13**

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing on the assessment role for levying an assessment against properties within the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Pursuant to Texas Local Government Code (LGC) Section 372.016 a public hearing must be held on the proposed assessment roll for a PID. In this case, the proposed assessment roll for Riverwood Ranch PID Improvement Area #1. Notice of the public hearing was published in the September 3, 2021 edition of The Facts and was also mailed to the affected property owner(s) in the PID.

Pursuant to LGC Section 372.017(a) at the public hearing the governing body must hear and rule on any objections that are raised and may amend a proposed assessment on any parcel. Pursuant to Section 372.017(b), after all objections have been heard and considered, the governing body may levy, by ordinance or order, the special assessment against the taxable properties within the district.

After closing of the public hearing and ruling on any objections the next step is levying the special assessment against taxable properties within the district. The preliminary Service and Assessment Plan, which includes the proposed assessment roll (Exhibit F) is included as an attachment.

RECOMMENDATION:

No recommendation is required with the conducting of a public hearing.

Riverwood Ranch
Public Improvement District

SERVICE AND ASSESSMENT PLAN
OCTOBER 12, 2021

P3 WORKS

TABLE OF CONTENTS

Table of Contents 2
Introduction 3
Section I: Definitions 4
Section II: The District 10
Section III: Authorized Improvements 10
Section IV: Service Plan 12
Section V: Assessment Plan 12
Section VI: Terms of the Assessments 15
Section VII: Assessment Roll 21
Section VIII: Additional Provisions 21
List of Exhibits 23
Exhibit A-1 – District Legal Description 24
Exhibit A-2 – Improvement Area #1 Legal Description 25
Exhibit B-1 – District Boundary Map 27
Exhibit B-2 – Improvement Area #1 Boundary Map 28
Exhibit C – Authorized Improvements 29
Exhibit D – Service Plan 30
Exhibit E – Sources and Uses 31
Exhibit F – Improvement Area #1 Assessment Roll 32
Exhibit G – Improvement Area #1 Annual Installments 35
Exhibit H - TIRZ Maximum Annual Credit Amount 36
Exhibit I – Maximum Assessment Per Lot Type 37
Exhibit J – Lot Type Classification Map 38
Exhibit K – Map of Improvement Area #1 Improvements 39
Exhibit L – Notice of PID Assessment Termination 44
Exhibit M – Section 1 Plat 47
Exhibit N-1 – Lot Type 1 Buyer Disclosure 49
Exhibit N-2 – Lot Type 2 Buyer Disclosure 55
Exhibit N-3 – Lot Type 3 Buyer Disclosure 61

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 12, 2019, the City passed and approved Resolution No. 20191112-011 authorizing the creation of the District in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 78.1 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On December 8, 2020, the City Council adopted Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on October 12, 2021. This Service and Assessment Plan replaces in its entirety the previously approved plan approved by Ordinance 20201208-108.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

SECTION I: DEFINITIONS

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate if PID Bonds are issued. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

"Additional Interest Rate" means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act, if PID Bonds are issued.

"Administrator" means the City or the person or independent firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

"Annual Collection Costs" mean the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs

collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Appraisal District" means Brazoria County Appraisal District.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V.**

"Assessment Roll" means one or more assessment rolls for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and **Exhibit C** and depicted on **Exhibit J**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds, if such bonds are issued.

"Captured Appraised Value" means the total taxable value of the District located within the boundary of the TIRZ for a given year less the total taxable value of the District located within the boundary of the TIRZ for the year in which the TIRZ was created.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including costs and expenses to foreclose liens.

"District" means the Riverwood Ranch Public Improvement District containing approximately 78.1 acres located within the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1.**

"District Formation Expenses" means the costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

"Estimated Buildout Value" means the estimated buildout value of an Assessed Property at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

"Improvement Area #1" means approximately 42.478 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the annual installment payment of the Improvement Area #1 Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, if applicable.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this Service and Assessment Plan as **Exhibit F,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued, or in connection with any Annual Service Plan Update.

"Improvement Area #1 Improvements" mean those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III**.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $5,180,000 payable from Improvement Area #1 Assessments to be paid to Owner pursuant to the Reimbursement Agreement, but excluding any payments from the net proceeds of PID Bonds.

"Improvement Area #1 Remainder Parcel" means all of the area within Improvement Area #1, save and except the Section 1 Plat, consisting of approximately 19.793 acres. Until a plat has been recorded and a Property ID has been assigned by the Appraisal District to each Lot within the Improvement Area #1 Remainder Parcel, the Annual Installment will be allocated to each property ID within the Improvement Area #1 Remainder Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

"Indenture" means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds, if issued.

"Lot" means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

"Lot Type 1" means a Lot within Improvement Area #1 designated as a 45' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 2" means a Lot within Improvement Area #1 designated as a 50' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 3" means a Lot within Improvement Area #1 designated as a 60' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Maximum Assessment" means, for each Lot within Improvement Area #1, the amount shown for each Lot Type on **Exhibit I**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

"Owner" means Riverway Capital Partners, L.L.C., and any successor and assigns.

"Parcel(s)" means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" mean bonds issued by the City, if applicable, to finance the Actual Costs of the Authorized Improvements.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

"Prepayment Costs" mean interest and Annual Collection Costs incurred up to the date of Prepayment.

"Property ID" mean a unique number assigned to each Parcel by the Appraisal District.

"Reimbursement Agreement" means that certain "Riverwood Ranch Public Improvement District Reimbursement Agreement" effective July 14, 2020 entered into by and between the City and Owner, whereby all or a portion of the Actual Costs not paid to Owner from PID Bonds, if issued, will be paid to the Owner from Improvement Area #1 Assessments to reimburse the Owner for Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Improvement Area #1 Assessments.

"Section 1 Plat" means the Final Replat Riverwood Ranch Subdivision Section 1, attached as **Exhibit M**.

"Service and Assessment Plan" means this Service and Assessment Plan as amended, modified and updated from time to time.

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

"TIRZ" means Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ.

"TIRZ Agreement" means the *Facilities and Creation Costs Reimbursement Agreement*, effective as of July 14, 2020.

"TIRZ Annual Credit Amount" will be calculated pursuant to **Section V.F.** of this Service and Assessment Plan and applied as described in **Section V.F.** hereof, the Reimbursement Agreement and the TIRZ Agreement, which amount shall not exceed the TIRZ Maximum Annual Credit Amount.

"TIRZ Creation Ordinance" means Ordinance No. 20200714-012 adopted by the City Council on July 14, 2020, creating the TIRZ and the TIRZ Fund.

"TIRZ Fund" means the tax increment fund created pursuant to the TIRZ Creation Ordinance.

"TIRZ Increment Receipts" mean, for each Tax Year, an amount equal to 27% of the ad valorem taxes collected and received by the City on the Captured Appraised Value of the District minus administration costs which are deposited in the TIRZ Fund pursuant to the TIRZ Plan Ordinance, as described in the TIRZ Plan, the Reimbursement Agreement, and the TIRZ Agreement.

"TIRZ Maximum Annual Credit Amount" means for each Lot Type, the amount shown on **Exhibit H.**

"TIRZ Plan" means the Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ Project and Financing Plan, prepared and adopted by the Board of Directors of the TIRZ and approved by the City (including any amendments or supplements thereto).

"TIRZ Plan Ordinance" means an ordinance adopted by the City Council approving the TIRZ Plan and authorizing the use of TIRZ Increment Receipts for project costs related to certain public improvements under the Chapter 311, Texas Tax Code as amended, as provided for in the TIRZ Plan, as amended.

"Trustee" means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 78.1 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1.** Development of the District is anticipated to include approximately 351 single-family units.

Improvement Area #1 includes approximately 42.478 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2.** Development of Improvement Area #1 is anticipated to include approximately 205 single-family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements, and District Formation Expenses and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and a map depicting the Authorized Improvements is shown on **Exhibit J**.

A. Improvement Area #1 Improvements

- *Roadway*
  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Water*
  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Wastewater*
  Improvements including trench excavation and embedment, trench safety, plastic/metal

piping, manholes, service connections, sewer mains, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Storm Water*

  Improvements including earthen channels, swales, curb and curb inlets, storm sewer mains, RCP piping and boxes, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm water. The storm water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Landscape and Park*

  Improvements including sidewalk, grade work, landscape, irrigation, signage, sport field, picnic shelter, playground, swing set, sod and hydro-mulch. All improvements will be designed and constructed in accordance with City standards and specifications.

- *Soft Costs*

  Costs incurred related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds, if issued. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Capitalized Interest*

  Equals the amount of capitalized interest available for payment of interest on PID Bonds, if issued, as reflected in an applicable Indenture. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds, if issued, and includes a fee for underwriter's counsel. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Cost of Issuance*

  Costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

C. District Formation Expenses

Costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation Expenses and Bond Issuance Costs. If PID Bonds are issued, **Exhibit E** will be updated to show the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements are allocated entirely to Improvement Area #1 Assessed Property.

B. Assessments

Improvement Area #1 Assessments will be levied on the Improvement Area #1 Initial Parcel as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of the Improvement Area #1 Initial Parcel by final plat, the Assessment shall be reallocated pursuant to **Section VI.A.**

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*

  1. The costs of Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal $5,355,625, as shown on **Exhibit C**; and

  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs; and

  3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Initial Parcel for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs, which equal $5,180,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and

4. The special benefit (≥ $5,355,625) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments ($5,180,000) levied on the Improvement Area #1 Initial Parcel; and

5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

If PID Bonds are issued, the interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

F. TIRZ Annual Credit Amount

In accordance with the TIRZ Plan Ordinance, the Reimbursement Agreement, and the TIRZ Agreement, the City Council has agreed to use a portion of TIRZ Increment Receipts generated from each Assessed Property to offset a portion such property's Assessment by the TIRZ Annual Credit Amount.

- The TIRZ Annual Credit Amount for each Assessed Property is calculated as follows:

  1. For Assessed Property that have not been assigned a Lot Type

  Each Assessed Property that has not been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the TIRZ Increment Receipts generated by such Parcel for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Parcel for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Parcel's principal and interest to be collected in Tax Year 2022).

  2. For Assessed Property that have been assigned a Lot Type

  Each Assessed Property that has been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive an TIRZ Annual Credit Amount equal to the lesser of:

  a. the TIRZ Increment Receipts generated by the Lot for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Lot for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Lot's principal and interest to be collected in Tax Year 2022), or

  b. the TIRZ Maximum Annual Credit Amount. In the event the TIRZ Increment Receipts generated by any Lot that has been assigned a Lot Type are greater than the TIRZ Maximum Annual Credit Amount, the amount the applicable TIRZ Increment Receipts exceed the TIRZ Maximum Credit Amount will be transferred from the TIRZ Fund to the City each year and shall not be available to offset the principal and interest related to such Lot. The TIRZ Maximum Credit Amount for each Lot Type within Improvement Area #1 is shown on **Exhibit H**.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:
A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation

shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or Authorized Improvements not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event PID Bonds are issued, the Trustee shall apply amounts on deposit in the

applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If PID Bonds are issued, interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; (4) the Assessed Property is no longer eligible to receive the TIRZ Annual Credit Amount; and (5) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit L**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a Result of Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **"Taking"**), the portion of the

Assessed Property that was taken or transferred (the **"Taken Property"**) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **"Remaining Property"**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the

amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds, if applicable.

G. Payment of Assessment in Annual Installments

Exhibit G shows the projected Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Initial Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable TIRZ Annual Credit Amount and any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture, if such bonds are issued. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect

Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Improvement Area #1 Assessment Roll
Exhibit G	Improvement Area #1 Annual Installments
Exhibit H	TIRZ Maximum Annual Credit Amount
Exhibit I	Maximum Assessment Per Lot Type
Exhibit J	Lot Type Classification Map
Exhibit K	Map of Improvement Area #1 Improvements
Exhibit L	Notice of PID Assessment Termination
Exhibit M	Section 1 Plat
Exhibit N-1	Lot Type 1 Buyer Disclosure
Exhibit N-2	Lot Type 2 Buyer Disclosure
Exhibit N-3	Lot Type 3 Buyer Disclosure

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

County: Brazoria
Project: 78 Acres Downing Rd
Job No.: 12939

FIELD NOTES FOR 78.10 ACRE

Being a tract of land containing 78.10 acre (3,401,974 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 78.10 acre being all of Lots 2, 3, 14 and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 78.10 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), at the southwest corner of Brookhollow S/D Section II, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookhollow S/D Section II and Colony Square S/D, a subdivision of record in Vol. 16, pg. 321 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, a distance of 2,635.39 feet to a found 1/2-inch iron rod with cap stamped "Pinpoint" on the west R.O.W. line of Buchta Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 and the herein described tract;;

Thence, with the west R.O.W. line of Buchta Road and the east lines of said lots 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 1,290.00 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at the northwest corner of the intersection of said Buchta Road and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southeast corner of herein described tract;

Thence, with the north R.O.W. line of said Hospital Drive and the south lines of said Lots 3 and 2, South 87 degrees 07 minutes 30 seconds West, a distance of 2,638.99 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the northeast corner of the intersection of said Downing Road and said Hospital Drive, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Road and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.01 feet to the **POINT OF BEGINNING** and containing 78.10 acres of land.

A land title survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

Baker & Lawson Inc.
Texas Firm Registration No. 10052500
PH: (979) 849-6681
January 4, 2019
Revised: June 6, 2019

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

County: Brazoria
Project: Riverwood Ranch
Job No.: 14395

FIELD NOTES FOR 42.478 ACRE

Being a tract of land containing 42.478 acre (1,850,362 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 42.478 acre being a portion of Lots 2, 3, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.) and all of Riverwood Ranch Subdivision Section 1, a subdivision recorded under Clerks' File (C.F.) No. 2021015058 Brazoria County Plat Records (B.C.P.R.); Said 42.478 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the east right-of-way (R.O.W.) line of North Downing Street (sixty feet wide per Vol. 42, Pg. 164 B.C.D.R.) at the southwest corner of Brookhollow S/D Section II, a subdivision recorded under Vol. 16, Pg. 21 B.C.P.R., for the northwest corner of said Riverwood Ranch Section 1 and herein described tract;

THENCE, with the south line of said Brookhollow S/D Section II, being the north line of said Riverwood Ranch Section 1, North 87 degrees 07 minutes 30 seconds East, a distance of 1,317.70 feet to a 5/8-inch iron rod with cap found at the northeast corner of said Riverwood Ranch Section 1 and the herein described tract;

THENCE, with the east line of said Riverwood Ranch Section 1, South 02 degrees 52 minutes 31 seconds East, at a distance of 630.00 feet pass the southeast corner of said Riverwood Ranch Section 1, continue in all a distance of 685.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lot 3, the following nine (9) courses:

1. North 87 degrees 07 minutes 30 seconds East, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

2. South 02 degrees 52 minutes 30 seconds East, a distance of 405.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

3. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

300 E Cedar St, Angleton, Texas 77515 • Phone: (979) 849-6681
Texas Firm Registration No. 10052500

4. North 87 degrees 07 minutes 30 seconds East, a distance of 250.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

5. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

6. South 87 degrees 07 minutes 30 seconds West, a distance of 11.50 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

7. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 42 degrees 07 minutes 30 seconds West, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

8. South 02 degrees 52 minutes 30 seconds East, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

9. South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of said Hospital Drive, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), South 87 degrees 07 minutes 30 seconds West, a distance of 1,750.77 feet a 5/8-inch iron rod with cap found in the northeast corner of the R.O.W. intersection of said Hospital Drive and North Downing Street, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said North Downing Street and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.00 feet to the **POINT OF BEGINNING** and containing 42.478 acres of land.

A boundary survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin Royal 7-14-21

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

EXHIBIT B-1 – DISTRICT BOUNDARY MAP

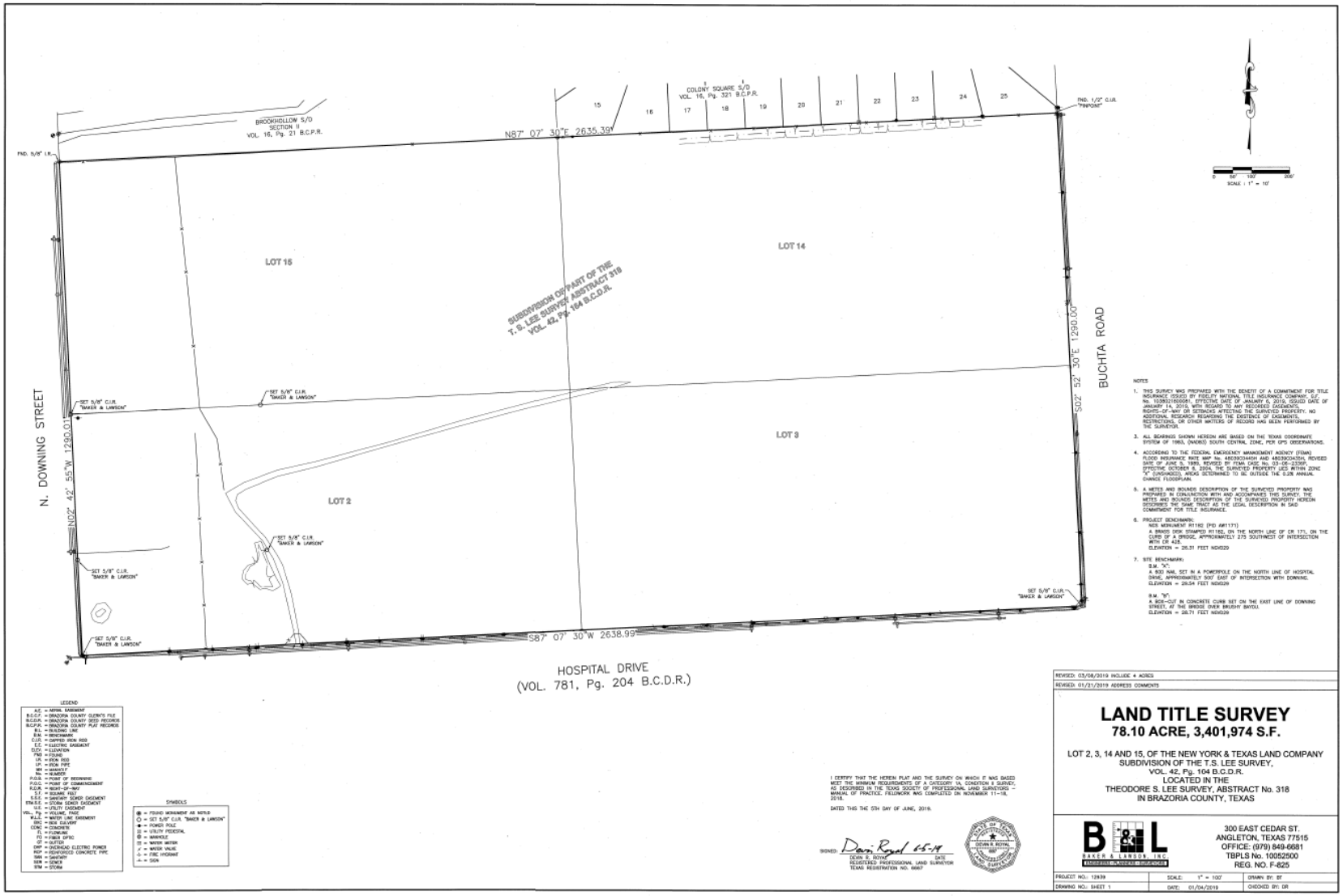


EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

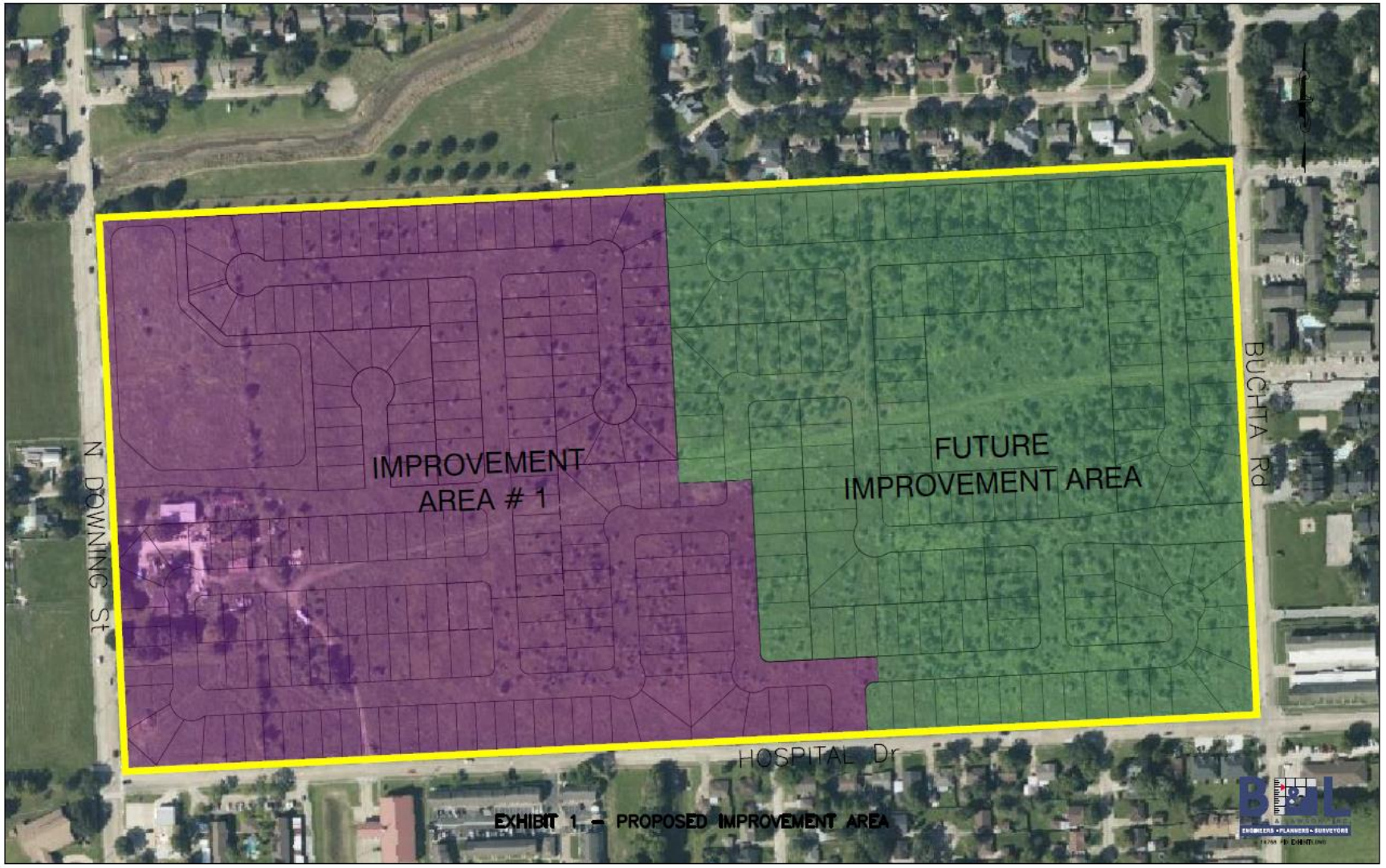


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Improvement Area #1	
		%	Cost
Improvement Area #1 Improvements			
Roadway	$ 1,698,506	100.00%	$ 1,698,506
Water	376,407	100.00%	376,407
Wastewater	452,137	100.00%	452,137
Storm Water	655,617	100.00%	655,617
Landscape and Park	425,589	100.00%	425,589
Contingency	360,826	100.00%	360,826
Soft Costs	541,238	100.00%	541,238
	$ 4,510,321		**$ 4,510,321**
Bond Issuance Costs and District Formation Expenses			
Debt Service Reserve Fund [b]	$ 313,600		$ 313,600
Capitalized Interest [b]	56,404		56,404
Underwriter Discount [b]	155,400		155,400
Cost of Issuance [b]	284,900		284,900
First Year Annual Collection Costs	35,000		35,000
	$ 845,304		**$ 845,304**
Total	**$ 5,355,625**		**$ 5,355,625**

[a] Per the Preliminary Construction Estimate dated 6/2/2021 prepared by Baker & Lawson.
[b] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		**1/31/2023**	**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**
Improvement Area #1 Bonds						
Principal		$ 95,000	$ 100,000	$ 105,000	$ 110,000	$ 110,000
Interest		207,200	203,400	199,400	195,200	190,800
	(1)	$ 302,200	$ 303,400	$ 304,400	$ 305,200	$ 300,800
Annual Collection Costs	(2)	$ 35,000	$ 35,700	$ 36,414	$ 37,142	$ 37,885
Additional Interest [a]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 337,200**	**$ 339,100**	**$ 340,814**	**$ 342,342**	**$ 338,685**

[a] Additional Interest will be collected if PID Bonds are issued.

EXHIBIT E – SOURCES AND USES

		Improvement Area #1
Sources of Funds		
Improvement Area #1 Reimbursement Obligation	$	5,180,000
Owner Contribution		175,625
Total Sources	**$**	**5,355,625**
Uses of Funds		
Improvement Area #1 Improvements	$	4,510,321
	$	**4,510,321**
Bond Issuance Costs and District Formation Expenses		
Debt Service Reserve Fund [a]	$	313,600
Capitalized Interest [a]		56,404
Underwriter's Discount [a]		155,400
Cost of Issuance [a]		284,900
First Year's Annual Collection Costs		35,000
	$	**845,304**
Total Uses	**$**	**5,355,625**

[a] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 3	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 4	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 5	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 6	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 7	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 8	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 9	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 10	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 11	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 12	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 13	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 14	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 15	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 16	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 17	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 18	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 19	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 20	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 21	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 22	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 23	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 24	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 25	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 26	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 27	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 28	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 29	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 30	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 31	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 32	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 33	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 34	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 35	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 36	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 37	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 38	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 39	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 40	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 41	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 42	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 43	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 44	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 45	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 46	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 47	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 48	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 49	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 50	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 51	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 52	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 53	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 54	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 55	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 56	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 57	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 58	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 59	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 60	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 61	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 62	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 63	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 64	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 65	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 66	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 67	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 68	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 69	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 70	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 71	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 72	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 73	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 74	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 75	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 76	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 77	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 78	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 79	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 80	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 81	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 82	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 83	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 84	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 85	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 86	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 87	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 88	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 89	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 90	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 91	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 92	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 2, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 2, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 2	1	$ 24,351	$ 1,585
Improvement Area #1 Remainder Parcel		$ 2,759,463	$ 179,631
		$ 5,180,000	**$ 337,200.00**

EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 95,000.00	207,200.00	$ 35,000.00	$ -	$ 337,200.00
2024	100,000.00	203,400.00	35,700.00	-	339,100.00
2025	105,000.00	199,400.00	36,414.00	-	340,814.00
2026	110,000.00	195,200.00	37,142.28	-	342,342.28
2027	110,000.00	190,800.00	37,885.13	-	338,685.13
2028	115,000.00	186,400.00	38,642.83	-	340,042.83
2029	120,000.00	181,800.00	39,415.68	-	341,215.68
2030	125,000.00	177,000.00	40,204.00	-	342,204.00
2031	130,000.00	172,000.00	41,008.08	-	343,008.08
2032	135,000.00	166,800.00	41,828.24	-	343,628.24
2033	145,000.00	161,400.00	42,664.80	-	349,064.80
2034	150,000.00	155,600.00	43,518.10	-	349,118.10
2035	155,000.00	149,600.00	44,388.46	-	348,988.46
2036	160,000.00	143,400.00	45,276.23	-	348,676.23
2037	170,000.00	137,000.00	46,181.76	-	353,181.76
2038	175,000.00	130,200.00	47,105.39	-	352,305.39
2039	180,000.00	123,200.00	48,047.50	-	351,247.50
2040	190,000.00	116,000.00	49,008.45	-	355,008.45
2041	200,000.00	108,400.00	49,988.62	-	358,388.62
2042	205,000.00	100,400.00	50,988.39	-	356,388.39
2043	215,000.00	92,200.00	52,008.16	-	359,208.16
2044	225,000.00	83,600.00	53,048.32	-	361,648.32
2045	235,000.00	74,600.00	54,109.29	-	363,709.29
2046	245,000.00	65,200.00	55,191.47	-	365,391.47
2047	255,000.00	55,400.00	56,295.30	-	366,695.30
2048	265,000.00	45,200.00	57,421.21	-	367,621.21
2049	275,000.00	34,600.00	58,569.63	-	368,169.63
2050	290,000.00	23,600.00	59,741.03	-	373,341.03
2051	300,000.00	12,000.00	60,935.85	-	372,935.85
Total	**$ 5,180,000.00**	**$ 3,691,600.00**	**$ 1,357,728.21**	**$ -**	**$ 10,229,328.21**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H - TIRZ MAXIMUM ANNUAL CREDIT AMOUNT

Lot Type		TIRZ Maximum Annual Credit Amount
Improvement Area #1		
Lot Type 1	$	406.77
Lot Type 2	$	443.58
Lot Type 3	$	482.20

EXHIBIT I – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Units	Maximum Assessment per Lot Type
Improvement Area #1		
1	148	$24,351.05 Per Unit
2	30	$26,555.01 Per Unit
3	27	$28,866.47 Per Unit

EXHIBIT J – LOT TYPE CLASSIFICATION MAP

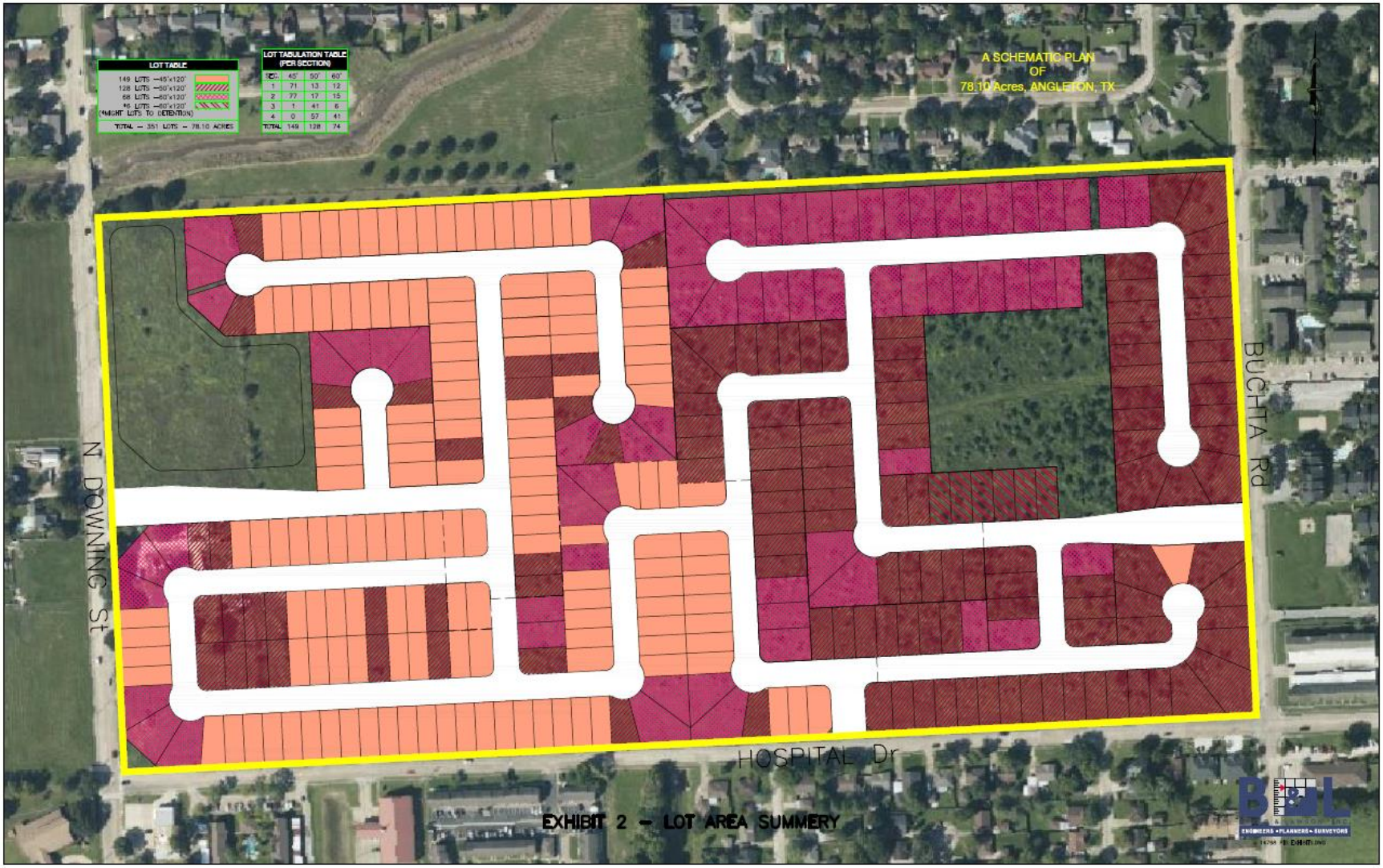
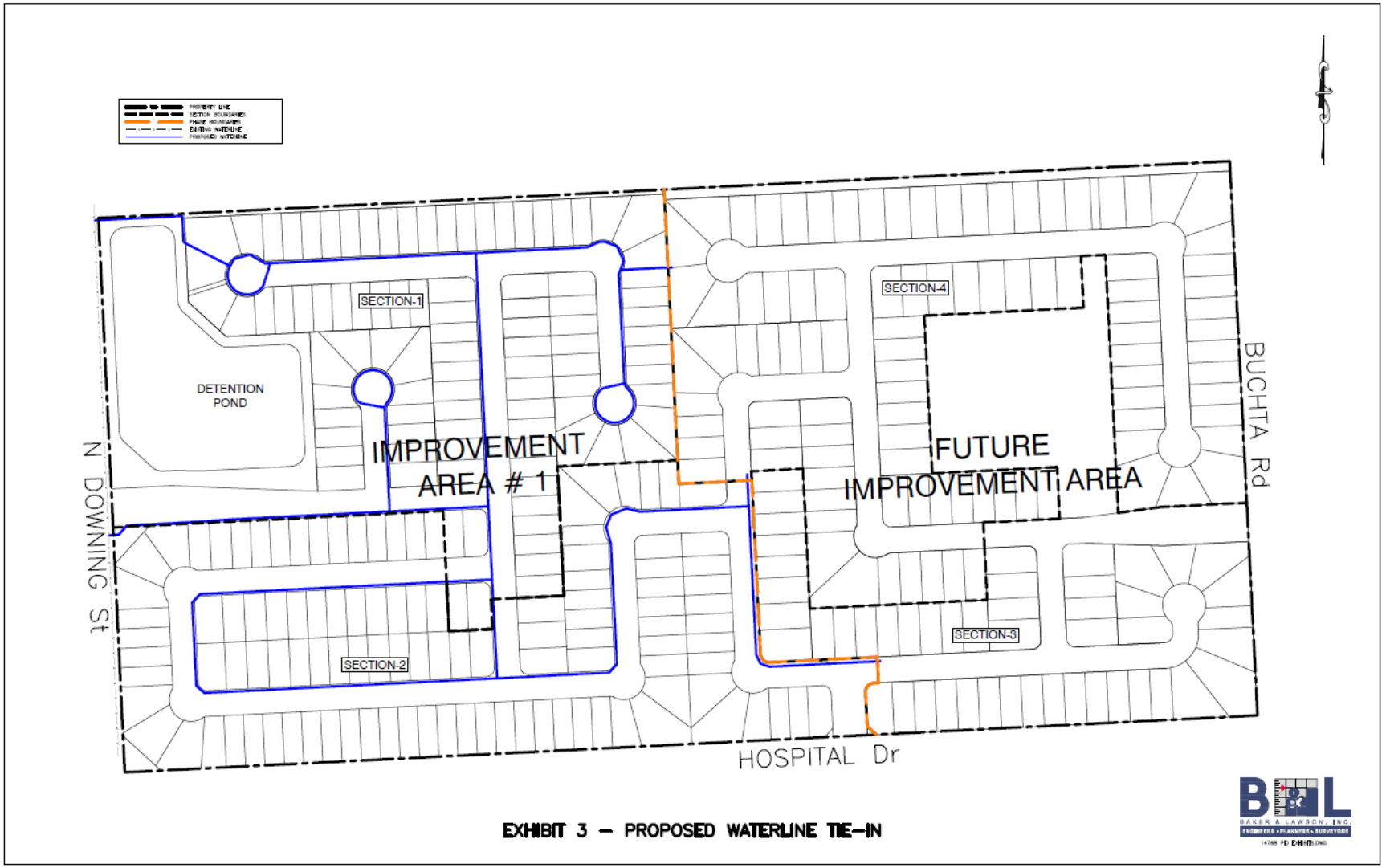


EXHIBIT K – MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS



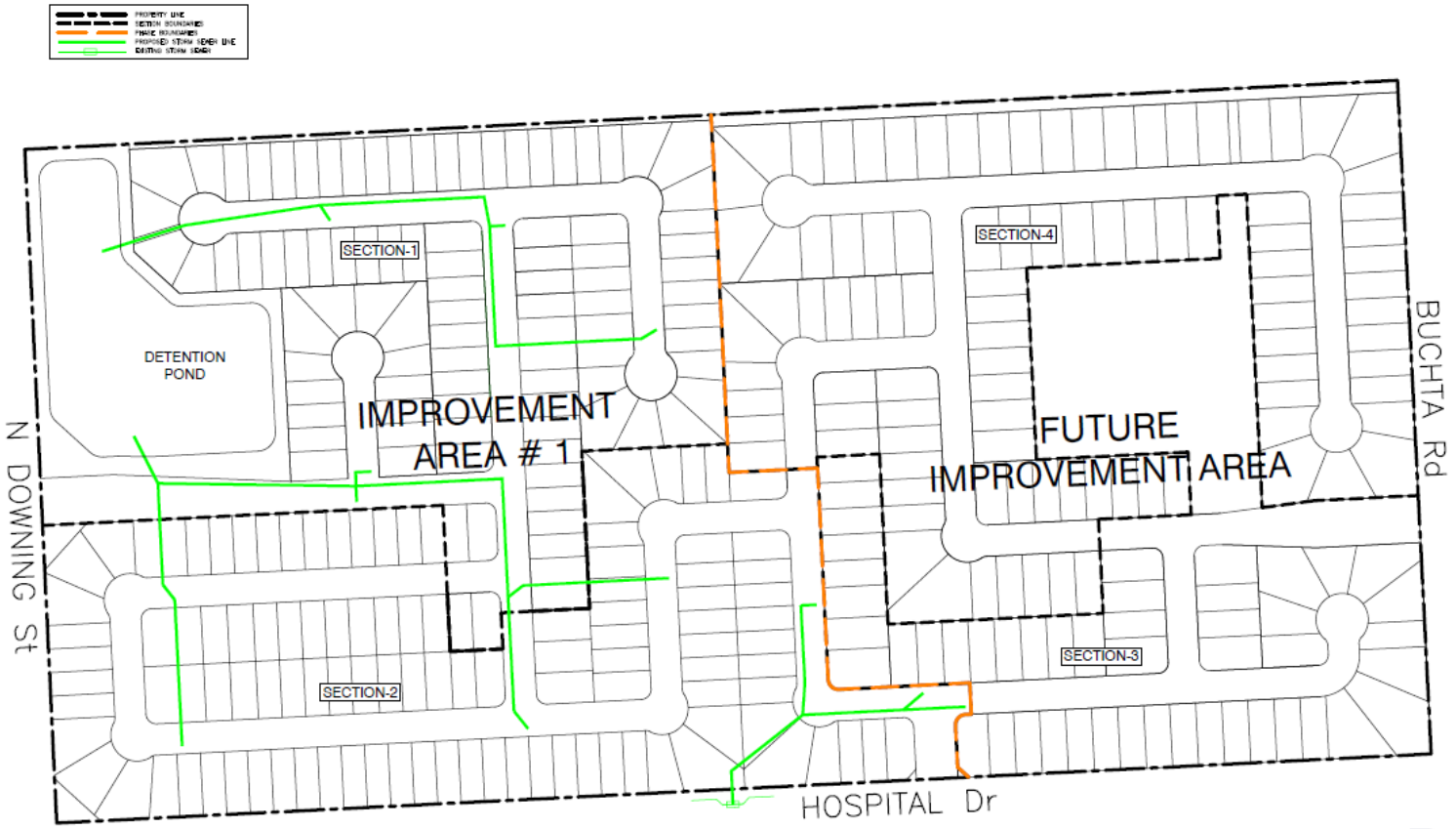


EXHIBIT 4 – PROPOSED STORM SEWER

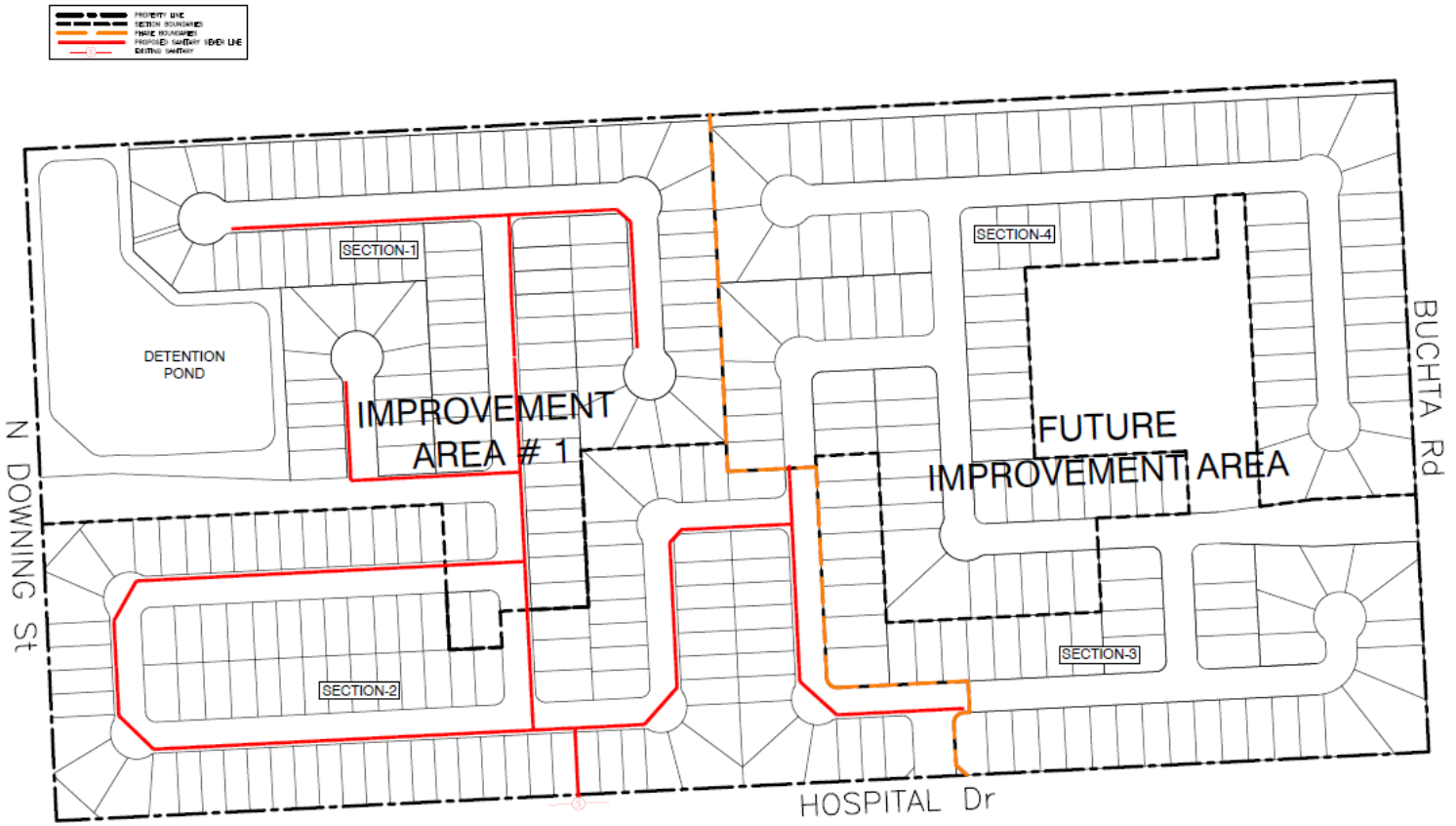


EXHIBIT 5 – PROPOSED SANITARY SEWER

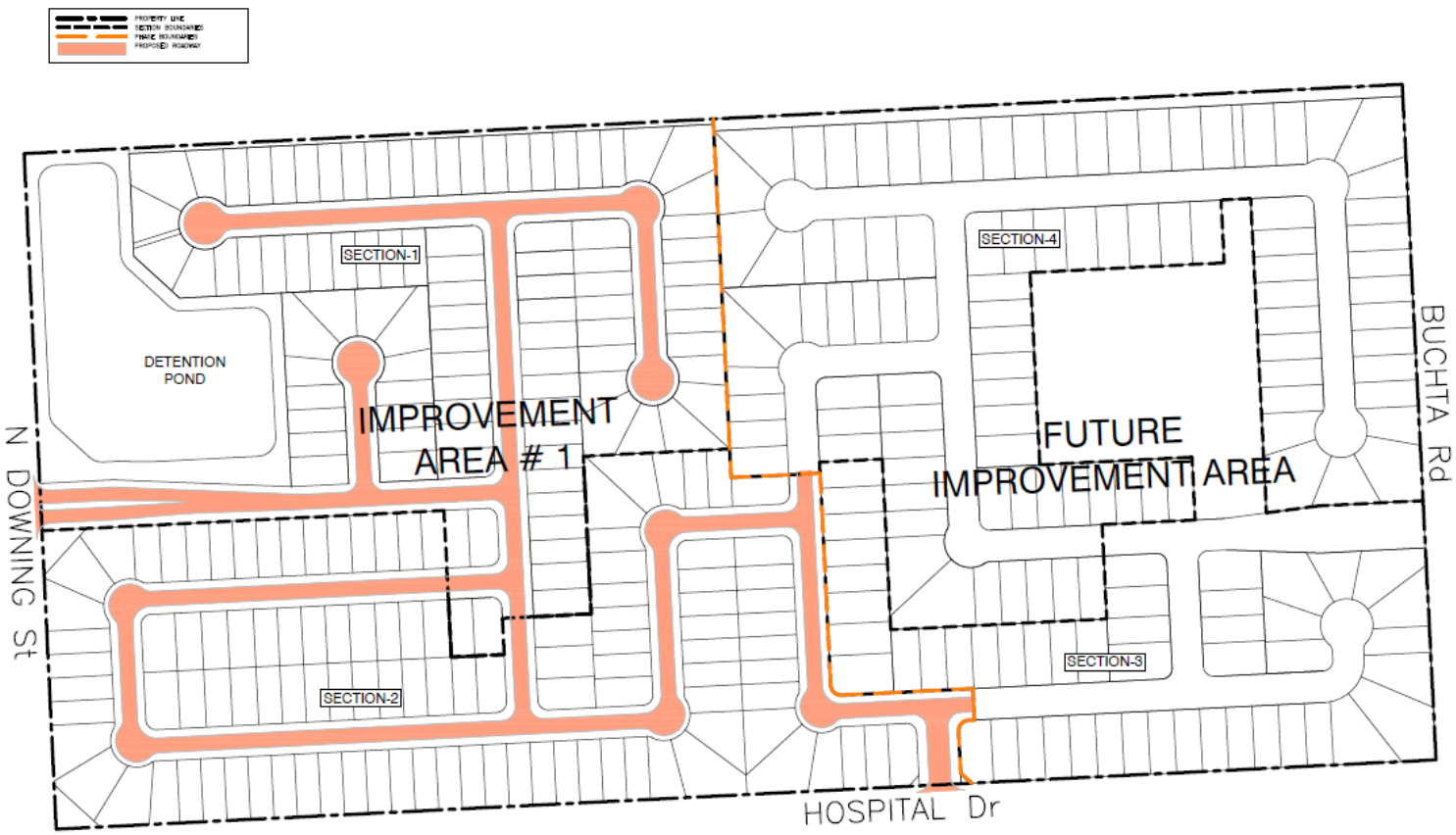


EXHIBIT 6 – PROPOSED ROADWAY

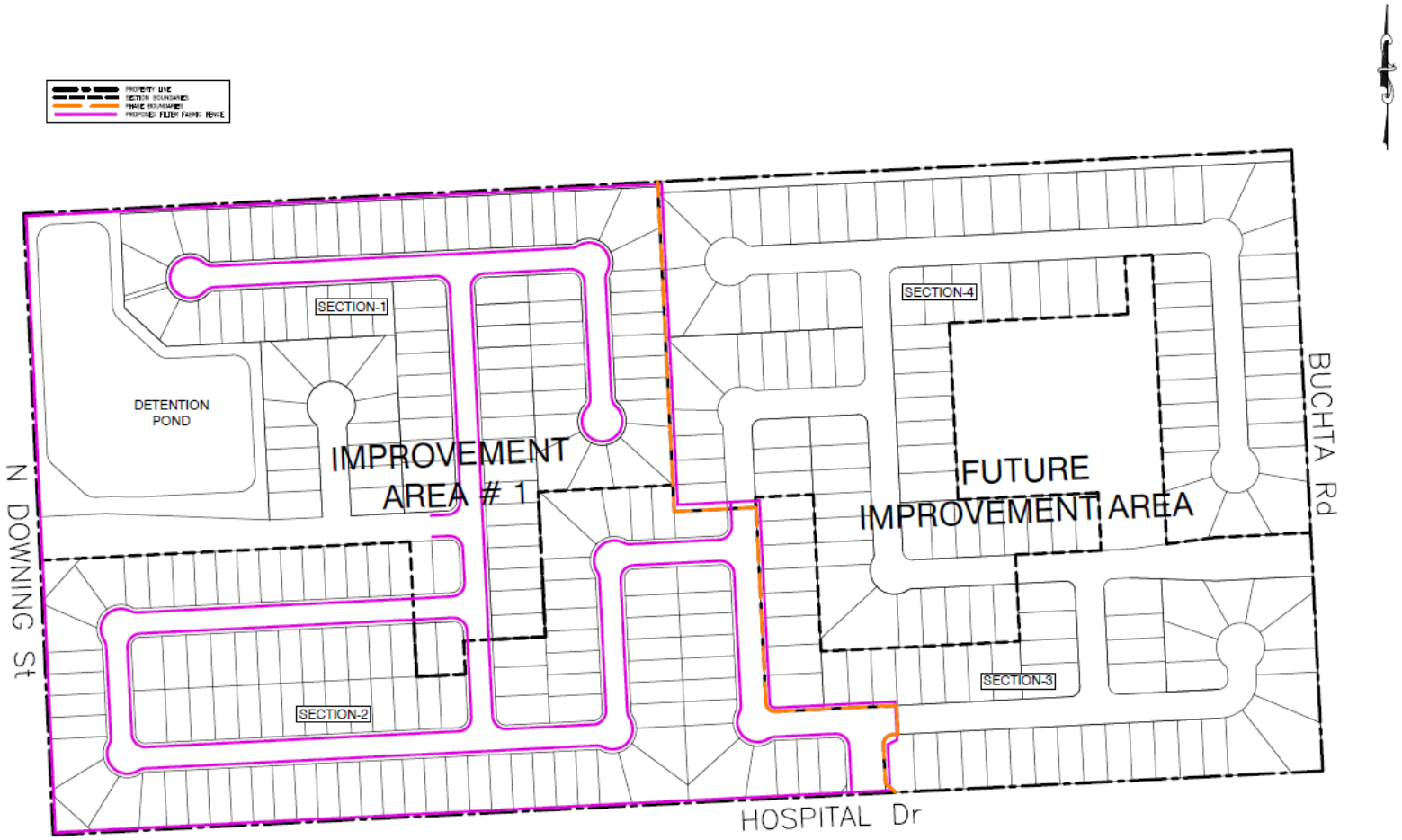


EXHIBIT 7 – PROPOSED FILTER FABRIC FENCE

EXHIBIT L – NOTICE OF PID ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
1524 E Mulberry St
Angleton, Texas 77515

Re: City of Angleton Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S Velasco St
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S Velasco St
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 12, 2019, the City Council for the City, approved Resolution No. 20191112-011, creating the Riverwood Ranch Public Improvement District; and

WHEREAS, the Riverwood Ranch Public Improvement District consists of approximately 78.1 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved Ordinance No. ____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Riverwood Ranch Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of $_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Brazoria County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,

By: _____
[Manager Name], City Manager

ATTEST:

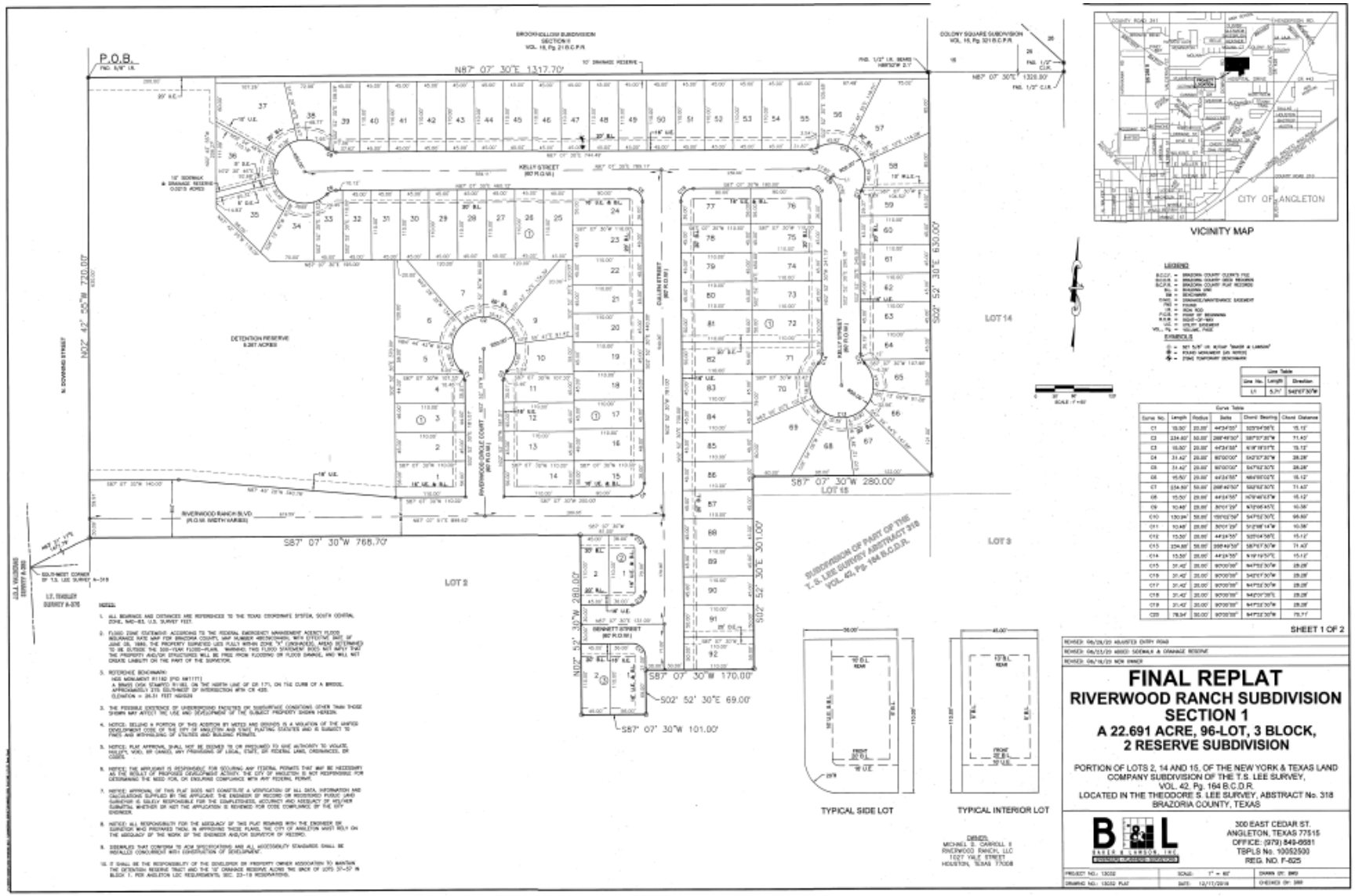
_____
[Secretary Name], City Secretary

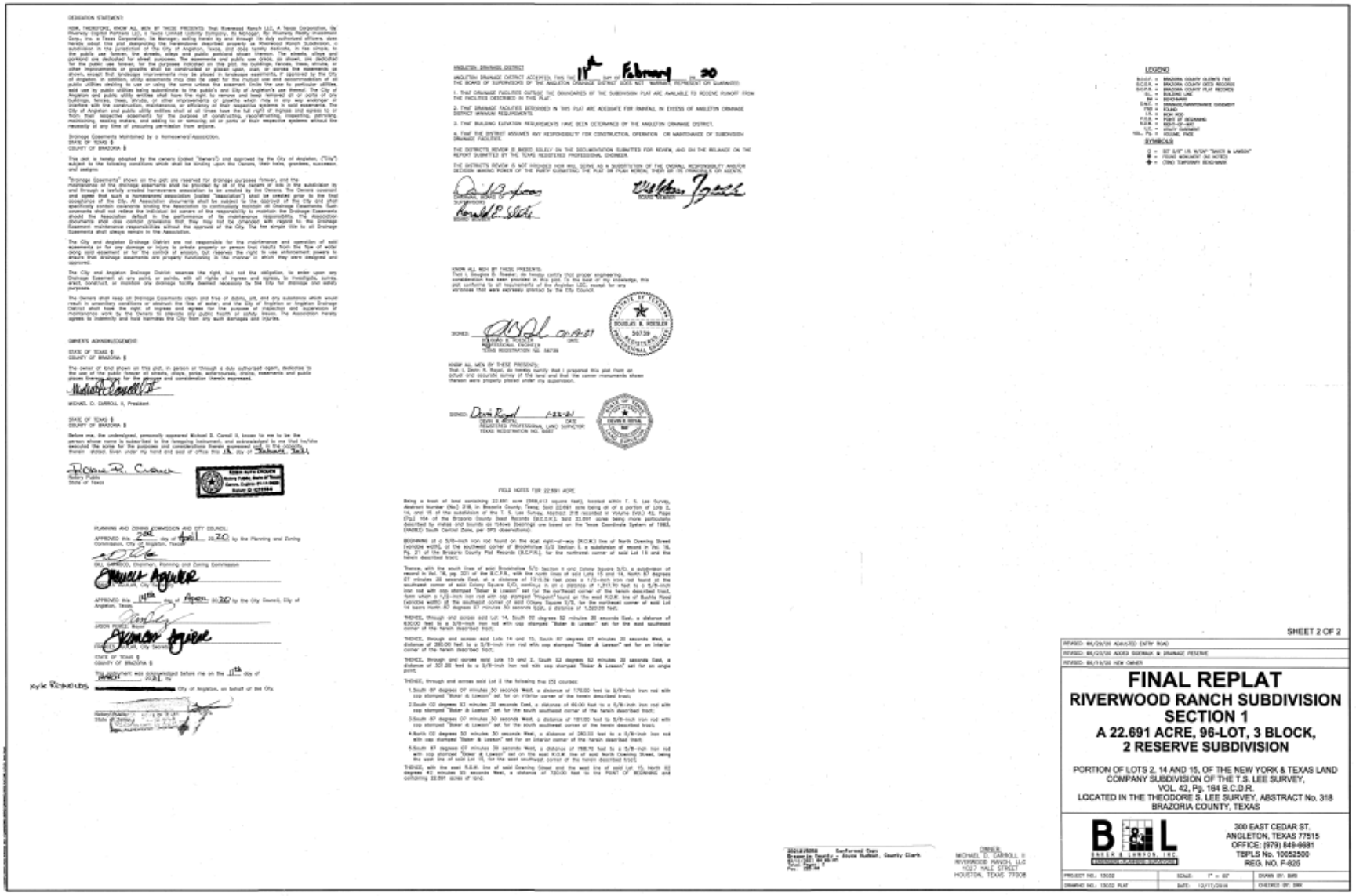
STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT M – SECTION 1 PLAT





DESIGNATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Riverwood Ranch LLC, A Texas Corporation, (By Pharmely Capital Partners LLC), a Texas Limited Liability Company, (Its Manager) (By Pharmely Realty Investment Corp., Inc. a Texas Corporation, (Its Manager), acting herein by and through (its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in any of the easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowner's Association.
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be changed with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. Our reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water; and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the Owners to eliminate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

MICHAEL D. CARROLL II, President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Michael D. Carroll II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 15 day of January, 2021.

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this 2nd day of April, 2020 by the Planning and Zoning Commission, City of Angleton, Texas.

BILL CAMPBELL, Chairman, Planning and Zoning Commission

APPROVED this 14th day of April, 2020 by the City Council, City of Angleton, Texas.

JASON PERRY, Mayor

CHRISTA ALVIS, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 11th day of March, 2021, by Kyle Reynolds, City of Angleton, on behalf of the City.

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE 11th DAY OF February, 20 20 BY THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES EXTENDED IN THIS PLAT ARE ADEQUATE FOR PARTIAL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL IT SERVE AS A SUBSTITUTION OF THE ENGINEER, RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLANS HEREIN, THEIR OFFICERS OR AGENTS.

SUPERVISORS

Ronald E. Wells

BOARD SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
That I, Douglas B. Roesler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: 01-19-21
DOUGLAS B. ROESLER
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: 1-22-21
DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

FIELD NOTES FOR 22.691 ACRE

Being a tract of land containing 22.691 acre (988,413 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 22.691 acre being all or a portion of Lots 2, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.). Said 22.691 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), of the southwest corner of Brookshire S/D Section 5, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookshire S/D Section 5 and Colony Square S/D, a subdivision of record in Vol. 16, pg. 221 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, at a distance of 1315.76 feet pass a 1/2-inch iron rod found at the southeast corner of said Colony Square S/D, continue in all a distance of 1,317.90 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Pinpoint" found on the east R.O.W. line of Bucks Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 bears North 87 degrees 07 minutes 30 seconds East, a distance of 1,320.05 feet;

THENCE, through and across said Lot 14, South 02 degrees 52 minutes 30 seconds East, a distance of 630.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east southeast corner of the herein described tract;

THENCE, through and across said Lots 14 and 15, South 87 degrees 07 minutes 30 seconds West, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an east corner of the herein described tract;

THENCE, through and across said Lots 15 and 2, South 02 degrees 52 minutes 30 seconds East, a distance of 301.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

THENCE, through and across said Lot 2 the following five (5) courses:

1. South 87 degrees 07 minutes 30 seconds West, a distance of 178.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southeast corner of the herein described tract;
3. South 87 degrees 07 minutes 30 seconds West, a distance of 181.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southwest corner of the herein described tract;
4. North 02 degrees 52 minutes 30 seconds West, a distance of 240.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. South 87 degrees 07 minutes 30 seconds West, a distance of 798.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of said North Downing Street, being the west line of said Lot 15, for the west southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Street and the west line of said Lot 15, North 02 degrees 42 minutes 55 seconds West, a distance of 720.00 feet to the POINT OF BEGINNING and containing 22.691 acres of land.

LEGEND

B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
BL	=	BUILDING LINE
ESMT.	=	EASEMENT
D.E.	=	DRAINAGE/MAINTENANCE EASEMENT
FND	=	FOUND
I.R.	=	IRON ROD
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
Vol., Pg.	=	VOLUME, PAGE

SYMBOLS

- ○ = 5/8" I.R. W/CAP "BAKER & LAWSON"
- ⊕ = FOUND MONUMENT (AS NOTED)
- ⊕ = CONC TEMPORARY BENCHMARK

SHEET 2 OF 2

REVISED: 08/26/20 ADDED ENTRY ROAD
REVISED: 09/23/20 ADDED SIDEWALK & DRAINAGE RESERVE
REVISED: 09/15/20 NEW OWNER

FINAL REPLAT
RIVERWOOD RANCH SUBDIVISION SECTION 1
A 22.691 ACRE, 96-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC
ENGINEERING SURVEYING
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-9681
TBPLS No. 10052500
REG. NO. F-826

PROJECT NO.: 13032	SCALE: 1" = 60'	DRAWN BY: BMS
DRAWING NO.: 13032 PLAT	DATE: 12/17/2018	CHECKED BY: BRK

2021015000 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
01/27/2021 09:48 AM
Fee: $87.00

OWNER:
MICHAEL D. CARROLL II
RIVERWOOD RANCH, LLC
1007 YALE STREET
HOUSTON, TEXAS 77008

EXHIBIT N-1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $24,351.05

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 446.59	$ 974.04	$ 164.53	$ -	$ 1,585.17
2024	470.10	956.18	167.82	-	1,594.10
2025	493.60	937.37	171.18	-	1,602.16
2026	517.11	917.63	174.60	-	1,609.34
2027	517.11	896.95	178.10	-	1,592.15
2028	540.61	876.26	181.66	-	1,598.53
2029	564.12	854.64	185.29	-	1,604.05
2030	587.62	832.07	189.00	-	1,608.69
2031	611.13	808.57	192.78	-	1,612.47
2032	634.63	784.12	196.63	-	1,615.39
2033	681.64	758.74	200.57	-	1,640.94
2034	705.15	731.47	204.58	-	1,641.20
2035	728.65	703.27	208.67	-	1,640.59
2036	752.16	674.12	212.84	-	1,639.12
2037	799.17	644.03	217.10	-	1,660.30
2038	822.67	612.07	221.44	-	1,656.18
2039	846.18	579.16	225.87	-	1,651.21
2040	893.19	545.31	230.39	-	1,668.89
2041	940.19	509.59	235.00	-	1,684.78
2042	963.70	471.98	239.70	-	1,675.37
2043	1,010.71	433.43	244.49	-	1,688.63
2044	1,057.72	393.00	249.38	-	1,700.10
2045	1,104.73	350.69	254.37	-	1,709.79
2046	1,151.74	306.50	259.45	-	1,717.70
2047	1,198.75	260.43	264.64	-	1,723.83
2048	1,245.76	212.48	269.94	-	1,728.18
2049	1,292.77	162.65	275.33	-	1,730.76
2050	1,363.28	110.94	280.84	-	1,755.07
2051	1,410.29	56.41	286.46	-	1,753.16
Total	**$ 24,351.05**	**$ 17,354.12**	**$ 6,382.65**	**$ -**	**$ 48,087.81**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-2 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1. under a court order or foreclosure sale;
2. by a trustee in bankruptcy;
3. to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4. by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5. by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. from one co-owner to another co-owner of an undivided interest in the real property;
7. to a spouse or a person in the lineal line of consanguinity of the seller;
8. to or from a governmental entity; or
9. of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $26,555.01

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 487.01	$ 1,062.20	$ 179.43	$ -	$ 1,728.64
2024	512.64	1,042.72	183.01	-	1,738.38
2025	538.28	1,022.21	186.67	-	1,747.17
2026	563.91	1,000.68	190.41	-	1,755.00
2027	563.91	978.13	194.22	-	1,736.25
2028	589.54	955.57	198.10	-	1,743.21
2029	615.17	931.99	202.06	-	1,749.22
2030	640.81	907.38	206.10	-	1,754.29
2031	666.44	881.75	210.23	-	1,758.41
2032	692.07	855.09	214.43	-	1,761.59
2033	743.34	827.41	218.72	-	1,789.46
2034	768.97	797.68	223.09	-	1,789.74
2035	794.60	766.92	227.56	-	1,789.07
2036	820.23	735.13	232.11	-	1,787.47
2037	871.50	702.32	236.75	-	1,810.57
2038	897.13	667.46	241.48	-	1,806.08
2039	922.76	631.58	246.31	-	1,800.65
2040	974.03	594.67	251.24	-	1,819.93
2041	1,025.29	555.71	256.26	-	1,837.26
2042	1,050.92	514.70	261.39	-	1,827.01
2043	1,102.19	472.66	266.62	-	1,841.46
2044	1,153.45	428.57	271.95	-	1,853.97
2045	1,204.72	382.43	277.39	-	1,864.54
2046	1,255.98	334.24	282.94	-	1,873.16
2047	1,307.24	284.01	288.60	-	1,879.84
2048	1,358.51	231.72	294.37	-	1,884.59
2049	1,409.77	177.38	300.25	-	1,887.40
2050	1,486.67	120.98	306.26	-	1,913.91
2051	1,537.93	61.52	312.38	-	1,911.84
Total	**$ 26,555.01**	**$ 18,924.80**	**$ 6,960.32**	**$ -**	**$ 52,440.13**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-3 – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1. under a court order or foreclosure sale;
2. by a trustee in bankruptcy;
3. to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4. by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5. by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. from one co-owner to another co-owner of an undivided interest in the real property;
7. to a spouse or a person in the lineal line of consanguinity of the seller;
8. to or from a governmental entity; or
9. of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $28,866.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 529.40	$ 1,154.66	$ 195.04	$ -	$ 1,879.11
2024	557.27	1,133.48	198.94	-	1,889.70
2025	585.13	1,111.19	202.92	-	1,899.25
2026	612.99	1,087.79	206.98	-	1,907.76
2027	612.99	1,063.27	211.12	-	1,887.38
2028	640.86	1,038.75	215.34	-	1,894.95
2029	668.72	1,013.11	219.65	-	1,901.49
2030	696.58	986.36	224.04	-	1,906.99
2031	724.45	958.50	228.52	-	1,911.47
2032	752.31	929.52	233.10	-	1,914.93
2033	808.04	899.43	237.76	-	1,945.23
2034	835.90	867.11	242.51	-	1,945.52
2035	863.77	833.67	247.36	-	1,944.80
2036	891.63	799.12	252.31	-	1,943.06
2037	947.36	763.46	257.36	-	1,968.17
2038	975.22	725.56	262.50	-	1,963.28
2039	1,003.08	686.55	267.75	-	1,957.39
2040	1,058.81	646.43	273.11	-	1,978.35
2041	1,114.54	604.08	278.57	-	1,997.18
2042	1,142.40	559.50	284.14	-	1,986.04
2043	1,198.13	513.80	289.82	-	2,001.75
2044	1,253.85	465.88	295.62	-	2,015.35
2045	1,309.58	415.72	301.53	-	2,026.83
2046	1,365.31	363.34	307.56	-	2,036.21
2047	1,421.03	308.73	313.72	-	2,043.47
2048	1,476.76	251.89	319.99	-	2,048.63
2049	1,532.49	192.81	326.39	-	2,051.69
2050	1,616.08	131.52	332.92	-	2,080.51
2051	1,671.80	66.87	339.58	-	2,078.25
Total	**$ 28,866.47**	**$ 20,572.10**	**$ 7,566.18**	**$ -**	**$ 57,004.76**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discuss, consider and act on an ordinance repealing Ordinance No. 20201208018 and approving and adopting the service and assessment plan and proposed assessment roll for the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Linda Kathleen Davis Henderson, Individually, Compass Bank, Trustee for Cleveland Davis Jr., Compass Bank, Trustee for Cleveland Davis III, Compass Bank Trustee for George Preston Davis, and Harkins Kee Holdings, LP a Texas limited partnership presented a PID petition to city council on May 21, 2020. After a public hearing the city council passed and approved Resolution No. 20191112-011, November 12, 2020 authorizing creation of the Riverwood Ranch Public Improvement District (PID) under the provisions of Chapter 372 of the Texas Local Government Code.

The city council also passed and approved Ordinance No. 20200714-012, July 14, 2020 authorizing the creation of the TIRZ and TIRZ fund. A TIRZ Plan (Riverwood Ranch TIRZ Project and Financing Plan Ordinance) will be approved and adopted by city council following a meeting of the TIRZ Board of Directors. It is intended that a portion of the TIRZ increment receipts generated from each assessed property will be used to offset a portion of the property's assessment amount.

A Service and Assessment Plan (SAP) for the Public Improvement District was approved by City Council and adopted by Ordinance No. 20201208-018 on December 8, 2020. Upon underwriter review it was determined that the initial assessment plan would not achieve approval by the Texas Attorney General.

The process to levy assessments requires 2 city council meetings. The Cost Determination Resolution was approved by Council on August 24, 2021 which included the Preliminary Service and Assessment Plan and Proposed Assessment Roll for Council consideration.

The Service Assessment Plan ("SAP") includes the determination of costs for the identified improvements designed, constructed, and installed by or at the direction of the Developer and the City that confer a special benefit on the Assessed Property (Riverwood Ranch). The action taken by Council on the Resolution enabled filing of the SAP and Proposed Assessment Roll with the City Secretary which was then available for review by the public.

Mr. John Snyder with P^{3}Works provided the following information for the Riverwood Ranch PID Improvement Area #1:

> *The SAP shows a $5,180,000 total assessment within Improvement Area #1. A 45' lot would have an assessment of $24,330, a 50' lot would have an assessment of $26,532, and a 60' lot would have an assessment of $28,842. The resulting annual installment per lot equates to a $0.774 equivalent tax rate per $100/AV. When combined with the tax rates of other taxing jurisdictions (City, County, AISD, etc.) the total equivalent tax rate is $3.519. The TIRZ will be used to offset a portion of the Improvement Area #1 Annual Installment, bringing the equivalent total tax rate down to $3.339 per $100/AV. PID Bonds are anticipated to be issued in 2022 following the completion of 25% of homes within Improvement Area #1. The financing structure outlined in the SAP appears to be feasible and complies with the PID Act.*

The final SAP accompanies this agenda summary.

RECOMMENDATION:

Staff recommends approval of an ordinance repealing Ordinance No. 20201208018 and approving and adopting the preliminary service and assessment plan and proposed assessment roll for the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1 subject to any revisions by the City Attorney.

SUGGESTED MOTION:

I move we approve an ordinance repealing Ordinance No. 20201208018 and approving and adopting the preliminary service and assessment plan and proposed assessment roll for the City of Angleton Riverwood Ranch Public Improvement District (PID) Improvement Area #1 subject to any revisions by the City Attorney.

ORDINANCE NO. 20211012-013

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS APPROVING THE SERVICE AND ASSESSMENT PLAN AND PROPOSED ASSESSMENT ROLL FOR THE CITY OF ANGLETON RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT AREA #1; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Angleton (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, Chapter 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City has received a petition (the "Petition") requesting the creation of the City of Angleton Riverwood Ranch Public Improvement District (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed and adopted Resolution No. 20191112-011 establishing the City of Angleton Riverwood Ranch Public Improvement District; and

WHEREAS, the City Council adopted the Service and Assessment Plan and Proposed Assessment Roll with respect to the PID by Ordinance 20201208-18 on December 8, 2020;

WHEREAS, the City Council held a public hearing on the assessment for Riverwood Ranch Public Improvement District Area #1 determination and levying the assessment on October 12, 2021 as required by Texas Local Government Code Sections 372.016 and 372.017;

WHEREAS, the City Council wishes to adopt a new and revised Service and Assessment Plan and Proposed Assessment Roll with respect to the PID;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts recited in the preamble hereto are found to be true and correct.

SECTION 2. A public hearing was held on October 12, 2021 following publication of the notice of public hearing and no objections were heard regarding the proposed assessment.

SECTION 3. The Service and Assessment Plan and Proposed Assessment Roll attached to this Ordinance as Exhibit "A" is hereby approved and adopted on behalf of the PID and approval and adoption of this Ordinance repeals Ordinance 20201208-018, the Mayor, City Council and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

SECTION 4. Any person who violates or causes, allows, or permits another to violate any

provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred and No/100 Dollars ($500.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense.

SECTION 5. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 6. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 7. This Ordinance shall be effective immediately after its passage.

SECTION 8: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

Riverwood Ranch
Public Improvement District

SERVICE AND ASSESSMENT PLAN
OCTOBER 12, 2021

TABLE OF CONTENTS

Table of Contents 2
Introduction 3
Section I: Definitions 4
Section II: The District 10
Section III: Authorized Improvements 10
Section IV: Service Plan 12
Section V: Assessment Plan 12
Section VI: Terms of the Assessments 15
Section VII: Assessment Roll 21
Section VIII: Additional Provisions 21
List of Exhibits 23
Exhibit A-1 – District Legal Description 24
Exhibit A-2 – Improvement Area #1 Legal Description 25
Exhibit B-1 – District Boundary Map 27
Exhibit B-2 – Improvement Area #1 Boundary Map 28
Exhibit C – Authorized Improvements 29
Exhibit D – Service Plan 30
Exhibit E – Sources and Uses 31
Exhibit F – Improvement Area #1 Assessment Roll 32
Exhibit G – Improvement Area #1 Annual Installments 35
Exhibit H - TIRZ Maximum Annual Credit Amount 36
Exhibit I – Maximum Assessment Per Lot Type 37
Exhibit J – Lot Type Classification Map 38
Exhibit K – Map of Improvement Area #1 Improvements 39
Exhibit L – Notice of PID Assessment Termination 44
Exhibit M – Section 1 Plat 47
Exhibit N-1 – Lot Type 1 Buyer Disclosure 49
Exhibit N-2 – Lot Type 2 Buyer Disclosure 55
Exhibit N-3 – Lot Type 3 Buyer Disclosure 61

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 12, 2019, the City passed and approved Resolution No. 20191112-011 authorizing the creation of the District in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 78.1 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On December 8, 2020, the City Council adopted Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on October 12, 2021. This Service and Assessment Plan replaces in its entirety the previously approved plan approved by Ordinance 20201208-108.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

SECTION I: DEFINITIONS

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate if PID Bonds are issued. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

"Additional Interest Rate" means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act, if PID Bonds are issued.

"Administrator" means the City or the person or independent firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

"Annual Collection Costs" mean the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs

collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Appraisal District" means Brazoria County Appraisal District.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V.**

"Assessment Roll" means one or more assessment rolls for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and **Exhibit C** and depicted on **Exhibit J**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds, if such bonds are issued.

"Captured Appraised Value" means the total taxable value of the District located within the boundary of the TIRZ for a given year less the total taxable value of the District located within the boundary of the TIRZ for the year in which the TIRZ was created.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including costs and expenses to foreclose liens.

"District" means the Riverwood Ranch Public Improvement District containing approximately 78.1 acres located within the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1.**

"District Formation Expenses" means the costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

"Estimated Buildout Value" means the estimated buildout value of an Assessed Property at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

"Improvement Area #1" means approximately 42.478 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the annual installment payment of the Improvement Area #1 Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, if applicable.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this Service and Assessment Plan as **Exhibit F,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued, or in connection with any Annual Service Plan Update.

"Improvement Area #1 Improvements" mean those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III**.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $5,180,000 payable from Improvement Area #1 Assessments to be paid to Owner pursuant to the Reimbursement Agreement, but excluding any payments from the net proceeds of PID Bonds.

"Improvement Area #1 Remainder Parcel" means all of the area within Improvement Area #1, save and except the Section 1 Plat, consisting of approximately 19.793 acres. Until a plat has been recorded and a Property ID has been assigned by the Appraisal District to each Lot within the Improvement Area #1 Remainder Parcel, the Annual Installment will be allocated to each property ID within the Improvement Area #1 Remainder Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

"Indenture" means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds, if issued.

"Lot" means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

"Lot Type 1" means a Lot within Improvement Area #1 designated as a 45' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 2" means a Lot within Improvement Area #1 designated as a 50' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 3" means a Lot within Improvement Area #1 designated as a 60' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Maximum Assessment" means, for each Lot within Improvement Area #1, the amount shown for each Lot Type on **Exhibit I**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

"Owner" means Riverway Capital Partners, L.L.C., and any successor and assigns.

"Parcel(s)" means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" mean bonds issued by the City, if applicable, to finance the Actual Costs of the Authorized Improvements.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

"Prepayment Costs" mean interest and Annual Collection Costs incurred up to the date of Prepayment.

"Property ID" mean a unique number assigned to each Parcel by the Appraisal District.

"Reimbursement Agreement" means that certain "Riverwood Ranch Public Improvement District Reimbursement Agreement" effective July 14, 2020 entered into by and between the City and Owner, whereby all or a portion of the Actual Costs not paid to Owner from PID Bonds, if issued, will be paid to the Owner from Improvement Area #1 Assessments to reimburse the Owner for Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Improvement Area #1 Assessments.

"Section 1 Plat" means the Final Replat Riverwood Ranch Subdivision Section 1, attached as **Exhibit M**.

"Service and Assessment Plan" means this Service and Assessment Plan as amended, modified and updated from time to time.

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

"TIRZ" means Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ.

"TIRZ Agreement" means the *Facilities and Creation Costs Reimbursement Agreement*, effective as of July 14, 2020.

"TIRZ Annual Credit Amount" will be calculated pursuant to **Section V.F.** of this Service and Assessment Plan and applied as described in **Section V.F.** hereof, the Reimbursement Agreement and the TIRZ Agreement, which amount shall not exceed the TIRZ Maximum Annual Credit Amount.

"TIRZ Creation Ordinance" means Ordinance No. 20200714-012 adopted by the City Council on July 14, 2020, creating the TIRZ and the TIRZ Fund.

"TIRZ Fund" means the tax increment fund created pursuant to the TIRZ Creation Ordinance.

"TIRZ Increment Receipts" mean, for each Tax Year, an amount equal to 27% of the ad valorem taxes collected and received by the City on the Captured Appraised Value of the District minus administration costs which are deposited in the TIRZ Fund pursuant to the TIRZ Plan Ordinance, as described in the TIRZ Plan, the Reimbursement Agreement, and the TIRZ Agreement.

"TIRZ Maximum Annual Credit Amount" means for each Lot Type, the amount shown on **Exhibit H.**

"TIRZ Plan" means the Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ Project and Financing Plan, prepared and adopted by the Board of Directors of the TIRZ and approved by the City (including any amendments or supplements thereto).

"TIRZ Plan Ordinance" means an ordinance adopted by the City Council approving the TIRZ Plan and authorizing the use of TIRZ Increment Receipts for project costs related to certain public improvements under the Chapter 311, Texas Tax Code as amended, as provided for in the TIRZ Plan, as amended.

"Trustee" means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 78.1 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1.** Development of the District is anticipated to include approximately 351 single-family units.

Improvement Area #1 includes approximately 42.478 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2.** Development of Improvement Area #1 is anticipated to include approximately 205 single-family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements, and District Formation Expenses and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and a map depicting the Authorized Improvements is shown on **Exhibit J**.

A. Improvement Area #1 Improvements

- *Roadway*
  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Water*
  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Wastewater*
  Improvements including trench excavation and embedment, trench safety, plastic/metal

piping, manholes, service connections, sewer mains, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Storm Water*

  Improvements including earthen channels, swales, curb and curb inlets, storm sewer mains, RCP piping and boxes, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm water. The storm water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Landscape and Park*

  Improvements including sidewalk, grade work, landscape, irrigation, signage, sport field, picnic shelter, playground, swing set, sod and hydro-mulch. All improvements will be designed and constructed in accordance with City standards and specifications.

- *Soft Costs*

  Costs incurred related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds, if issued. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Capitalized Interest*

  Equals the amount of capitalized interest available for payment of interest on PID Bonds, if issued, as reflected in an applicable Indenture. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds, if issued, and includes a fee for underwriter's counsel. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Cost of Issuance*

  Costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

C. District Formation Expenses

Costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation Expenses and Bond Issuance Costs. If PID Bonds are issued, **Exhibit E** will be updated to show the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements are allocated entirely to Improvement Area #1 Assessed Property.

B. Assessments

Improvement Area #1 Assessments will be levied on the Improvement Area #1 Initial Parcel as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of the Improvement Area #1 Initial Parcel by final plat, the Assessment shall be reallocated pursuant to **Section VI.A.**

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*

  1. The costs of Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal $5,355,625, as shown on **Exhibit C**; and

  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs; and

  3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Initial Parcel for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs, which equal $5,180,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and

4. The special benefit (≥ $5,355,625) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments ($5,180,000) levied on the Improvement Area #1 Initial Parcel; and

5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

If PID Bonds are issued, the interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

F. TIRZ Annual Credit Amount

In accordance with the TIRZ Plan Ordinance, the Reimbursement Agreement, and the TIRZ Agreement, the City Council has agreed to use a portion of TIRZ Increment Receipts generated from each Assessed Property to offset a portion such property's Assessment by the TIRZ Annual Credit Amount.

- The TIRZ Annual Credit Amount for each Assessed Property is calculated as follows:

  1. For Assessed Property that have not been assigned a Lot Type

  Each Assessed Property that has not been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the TIRZ Increment Receipts generated by such Parcel for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Parcel for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Parcel's principal and interest to be collected in Tax Year 2022).

  2. For Assessed Property that have been assigned a Lot Type

  Each Assessed Property that has been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive an TIRZ Annual Credit Amount equal to the lesser of:

  a. the TIRZ Increment Receipts generated by the Lot for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Lot for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Lot's principal and interest to be collected in Tax Year 2022), or

  b. the TIRZ Maximum Annual Credit Amount. In the event the TIRZ Increment Receipts generated by any Lot that has been assigned a Lot Type are greater than the TIRZ Maximum Annual Credit Amount, the amount the applicable TIRZ Increment Receipts exceed the TIRZ Maximum Credit Amount will be transferred from the TIRZ Fund to the City each year and shall not be available to offset the principal and interest related to such Lot. The TIRZ Maximum Credit Amount for each Lot Type within Improvement Area #1 is shown on **Exhibit H**.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:
A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation

shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or Authorized Improvements not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event PID Bonds are issued, the Trustee shall apply amounts on deposit in the

applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If PID Bonds are issued, interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; (4) the Assessed Property is no longer eligible to receive the TIRZ Annual Credit Amount; and (5) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit L**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a Result of Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **"Taking"**), the portion of the

Assessed Property that was taken or transferred (the **"Taken Property"**) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **"Remaining Property"**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the

amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds, if applicable.

G. Payment of Assessment in Annual Installments

Exhibit G shows the projected Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Initial Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable TIRZ Annual Credit Amount and any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture, if such bonds are issued. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect

Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Improvement Area #1 Assessment Roll
Exhibit G	Improvement Area #1 Annual Installments
Exhibit H	TIRZ Maximum Annual Credit Amount
Exhibit I	Maximum Assessment Per Lot Type
Exhibit J	Lot Type Classification Map
Exhibit K	Map of Improvement Area #1 Improvements
Exhibit L	Notice of PID Assessment Termination
Exhibit M	Section 1 Plat
Exhibit N-1	Lot Type 1 Buyer Disclosure
Exhibit N-2	Lot Type 2 Buyer Disclosure
Exhibit N-3	Lot Type 3 Buyer Disclosure

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

County: Brazoria
Project: 78 Acres Downing Rd
Job No.: 12939

FIELD NOTES FOR 78.10 ACRE

Being a tract of land containing 78.10 acre (3,401,974 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 78.10 acre being all of Lots 2, 3, 14 and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 78.10 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), at the southwest corner of Brookhollow S/D Section II, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookhollow S/D Section II and Colony Square S/D, a subdivision of record in Vol. 16, pg. 321 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, a distance of 2,635.39 feet to a found 1/2-inch iron rod with cap stamped "Pinpoint" on the west R.O.W. line of Buchta Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 and the herein described tract;;

Thence, with the west R.O.W. line of Buchta Road and the east lines of said lots 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 1,290.00 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at the northwest corner of the intersection of said Buchta Road and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southeast corner of herein described tract;

Thence, with the north R.O.W. line of said Hospital Drive and the south lines of said Lots 3 and 2, South 87 degrees 07 minutes 30 seconds West, a distance of 2,638.99 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the northeast corner of the intersection of said Downing Road and said Hospital Drive, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Road and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.01 feet to the **POINT OF BEGINNING** and containing 78.10 acres of land.

A land title survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

Baker & Lawson Inc.
Texas Firm Registration No. 10052500
PH: (979) 849-6681
January 4, 2019
Revised: June 6, 2019

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

County: Brazoria
Project: Riverwood Ranch
Job No.: 14395

FIELD NOTES FOR 42.478 ACRE

Being a tract of land containing 42.478 acre (1,850,362 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 42.478 acre being a portion of Lots 2, 3, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.) and all of Riverwood Ranch Subdivision Section 1, a subdivision recorded under Clerks' File (C.F.) No. 2021015058 Brazoria County Plat Records (B.C.P.R.); Said 42.478 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the east right-of-way (R.O.W.) line of North Downing Street (sixty feet wide per Vol. 42, Pg. 164 B.C.D.R.) at the southwest corner of Brookhollow S/D Section II, a subdivision recorded under Vol. 16, Pg. 21 B.C.P.R., for the northwest corner of said Riverwood Ranch Section 1 and herein described tract;

THENCE, with the south line of said Brookhollow S/D Section II, being the north line of said Riverwood Ranch Section 1, North 87 degrees 07 minutes 30 seconds East, a distance of 1,317.70 feet to a 5/8-inch iron rod with cap found at the northeast corner of said Riverwood Ranch Section 1 and the herein described tract;

THENCE, with the east line of said Riverwood Ranch Section 1, South 02 degrees 52 minutes 31 seconds East, at a distance of 630.00 feet pass the southeast corner of said Riverwood Ranch Section 1, continue in all a distance of 685.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lot 3, the following nine (9) courses:

1. North 87 degrees 07 minutes 30 seconds East, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

2. South 02 degrees 52 minutes 30 seconds East, a distance of 405.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

3. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

300 E Cedar St, Angleton, Texas 77515 • Phone: (979) 849-6681
Texas Firm Registration No. 10052500

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4. North 87 degrees 07 minutes 30 seconds East, a distance of 250.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

5. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

6. South 87 degrees 07 minutes 30 seconds West, a distance of 11.50 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

7. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 42 degrees 07 minutes 30 seconds West, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

8. South 02 degrees 52 minutes 30 seconds East, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

9. South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of said Hospital Drive, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), South 87 degrees 07 minutes 30 seconds West, a distance of 1,750.77 feet a 5/8-inch iron rod with cap found in the northeast corner of the R.O.W. intersection of said Hospital Drive and North Downing Street, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said North Downing Street and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.00 feet to the **POINT OF BEGINNING** and containing 42.478 acres of land.

A boundary survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin Royal 7-14-21
Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

STATE OF TEXAS
REGISTERED
DEVIN R. ROYAL
6667
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B-1 – DISTRICT BOUNDARY MAP

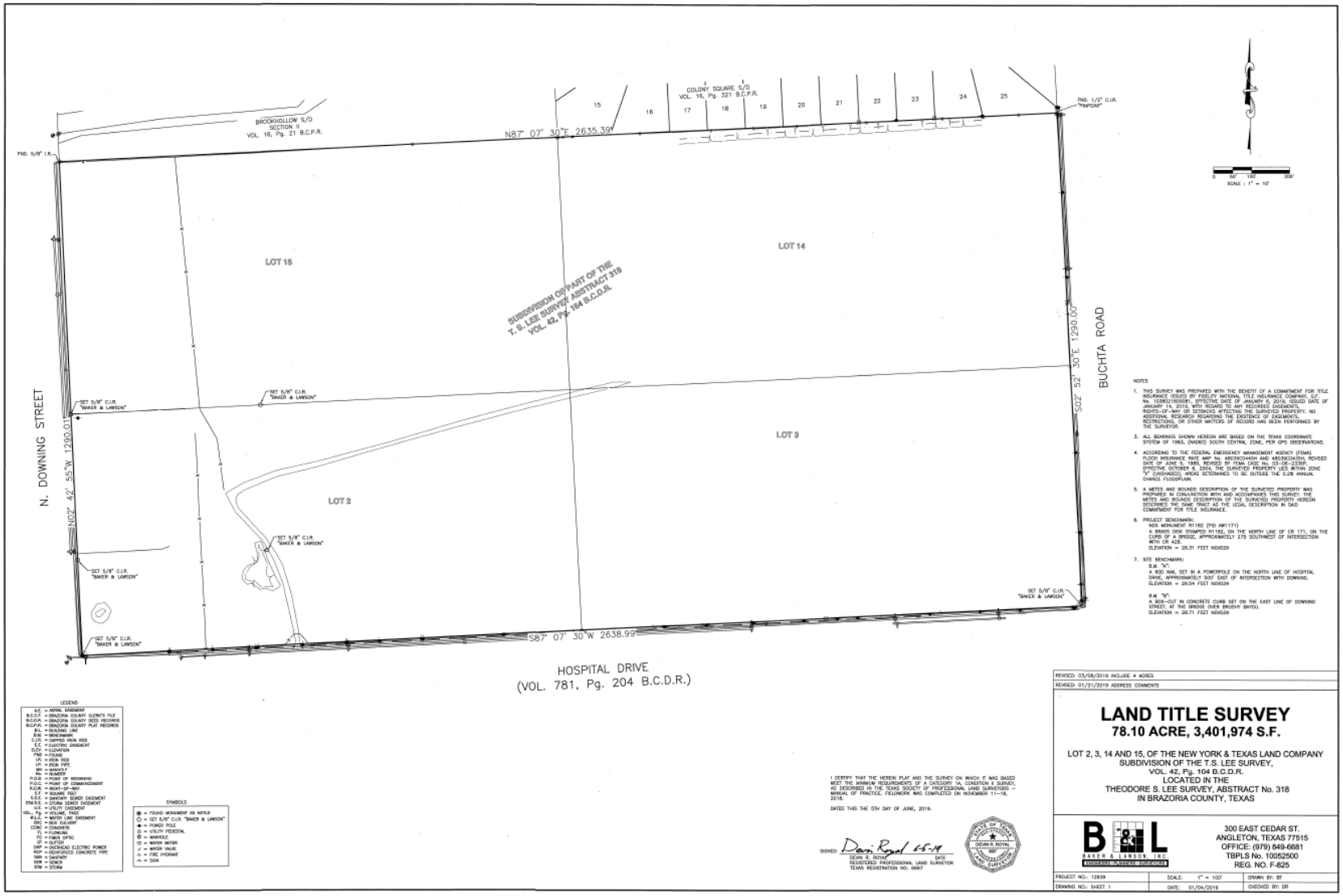


EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

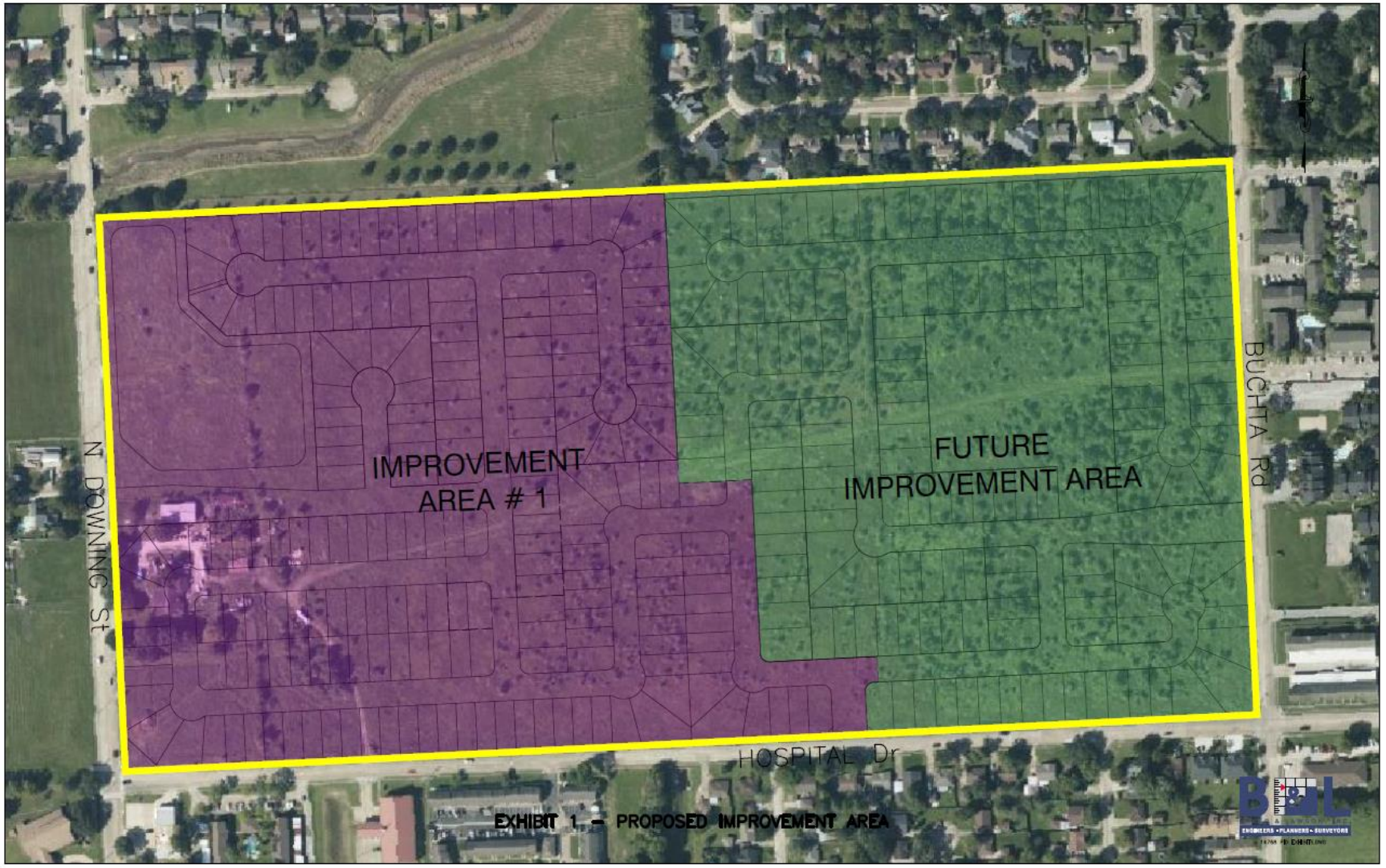


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Improvement Area #1	
		%	Cost
Improvement Area #1 Improvements			
Roadway	$ 1,698,506	100.00%	$ 1,698,506
Water	376,407	100.00%	376,407
Wastewater	452,137	100.00%	452,137
Storm Water	655,617	100.00%	655,617
Landscape and Park	425,589	100.00%	425,589
Contingency	360,826	100.00%	360,826
Soft Costs	541,238	100.00%	541,238
	$ 4,510,321		**$ 4,510,321**
Bond Issuance Costs and District Formation Expenses			
Debt Service Reserve Fund [b]	$ 313,600		$ 313,600
Capitalized Interest [b]	56,404		56,404
Underwriter Discount [b]	155,400		155,400
Cost of Issuance [b]	284,900		284,900
First Year Annual Collection Costs	35,000		35,000
	$ 845,304		**$ 845,304**
Total	**$ 5,355,625**		**$ 5,355,625**

[a] Per the Preliminary Construction Estimate dated 6/2/2021 prepared by Baker & Lawson.
[b] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		**1/31/2023**	**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**
Improvement Area #1 Bonds						
Principal		$ 95,000	$ 100,000	$ 105,000	$ 110,000	$ 110,000
Interest		207,200	203,400	199,400	195,200	190,800
	(1)	$ 302,200	$ 303,400	$ 304,400	$ 305,200	$ 300,800
Annual Collection Costs	(2)	$ 35,000	$ 35,700	$ 36,414	$ 37,142	$ 37,885
Additional Interest [a]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 337,200**	**$ 339,100**	**$ 340,814**	**$ 342,342**	**$ 338,685**

[a] Additional Interest will be collected if PID Bonds are issued.

EXHIBIT E – SOURCES AND USES

		Improvement Area #1
Sources of Funds		
Improvement Area #1 Reimbursement Obligation	$	5,180,000
Owner Contribution		175,625
Total Sources	**$**	**5,355,625**
Uses of Funds		
Improvement Area #1 Improvements	$	4,510,321
	$	**4,510,321**
Bond Issuance Costs and District Formation Expenses		
Debt Service Reserve Fund [a]	$	313,600
Capitalized Interest [a]		56,404
Underwriter's Discount [a]		155,400
Cost of Issuance [a]		284,900
First Year's Annual Collection Costs		35,000
	$	**845,304**
Total Uses	**$**	**5,355,625**

[a] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 3	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 4	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 5	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 6	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 7	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 8	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 9	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 10	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 11	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 12	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 13	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 14	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 15	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 16	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 17	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 18	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 19	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 20	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 21	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 22	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 23	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 24	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 25	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 26	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 27	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 28	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 29	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 30	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 31	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 32	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 33	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 34	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 35	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 36	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 37	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 38	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 39	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 40	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 41	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 42	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 43	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 44	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 45	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 46	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 47	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 48	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 49	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 50	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 51	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 52	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 53	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 54	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 55	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 56	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 57	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 58	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 59	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 60	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 61	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 62	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 63	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 64	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 65	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 66	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 67	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 68	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 69	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 70	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 71	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 72	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 73	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 74	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 75	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 76	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 77	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 78	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 79	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 80	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 81	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 82	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 83	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 84	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 85	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 86	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 87	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 88	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 89	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 90	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 91	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 92	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 2, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 2, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 2	1	$ 24,351	$ 1,585
Improvement Area #1 Remainder Parcel		$ 2,759,463	$ 179,631
		$ 5,180,000	**$ 337,200.00**

EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 95,000.00	207,200.00	$ 35,000.00	$ -	$ 337,200.00
2024	100,000.00	203,400.00	35,700.00	-	339,100.00
2025	105,000.00	199,400.00	36,414.00	-	340,814.00
2026	110,000.00	195,200.00	37,142.28	-	342,342.28
2027	110,000.00	190,800.00	37,885.13	-	338,685.13
2028	115,000.00	186,400.00	38,642.83	-	340,042.83
2029	120,000.00	181,800.00	39,415.68	-	341,215.68
2030	125,000.00	177,000.00	40,204.00	-	342,204.00
2031	130,000.00	172,000.00	41,008.08	-	343,008.08
2032	135,000.00	166,800.00	41,828.24	-	343,628.24
2033	145,000.00	161,400.00	42,664.80	-	349,064.80
2034	150,000.00	155,600.00	43,518.10	-	349,118.10
2035	155,000.00	149,600.00	44,388.46	-	348,988.46
2036	160,000.00	143,400.00	45,276.23	-	348,676.23
2037	170,000.00	137,000.00	46,181.76	-	353,181.76
2038	175,000.00	130,200.00	47,105.39	-	352,305.39
2039	180,000.00	123,200.00	48,047.50	-	351,247.50
2040	190,000.00	116,000.00	49,008.45	-	355,008.45
2041	200,000.00	108,400.00	49,988.62	-	358,388.62
2042	205,000.00	100,400.00	50,988.39	-	356,388.39
2043	215,000.00	92,200.00	52,008.16	-	359,208.16
2044	225,000.00	83,600.00	53,048.32	-	361,648.32
2045	235,000.00	74,600.00	54,109.29	-	363,709.29
2046	245,000.00	65,200.00	55,191.47	-	365,391.47
2047	255,000.00	55,400.00	56,295.30	-	366,695.30
2048	265,000.00	45,200.00	57,421.21	-	367,621.21
2049	275,000.00	34,600.00	58,569.63	-	368,169.63
2050	290,000.00	23,600.00	59,741.03	-	373,341.03
2051	300,000.00	12,000.00	60,935.85	-	372,935.85
Total	**$ 5,180,000.00**	**$ 3,691,600.00**	**$ 1,357,728.21**	**$ -**	**$ 10,229,328.21**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H - TIRZ MAXIMUM ANNUAL CREDIT AMOUNT

Lot Type		TIRZ Maximum Annual Credit Amount
Improvement Area #1		
Lot Type 1	$	406.77
Lot Type 2	$	443.58
Lot Type 3	$	482.20

EXHIBIT I – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Units	Maximum Assessment per Lot Type
Improvement Area #1		
1	148	$24,351.05 Per Unit
2	30	$26,555.01 Per Unit
3	27	$28,866.47 Per Unit

EXHIBIT J – LOT TYPE CLASSIFICATION MAP

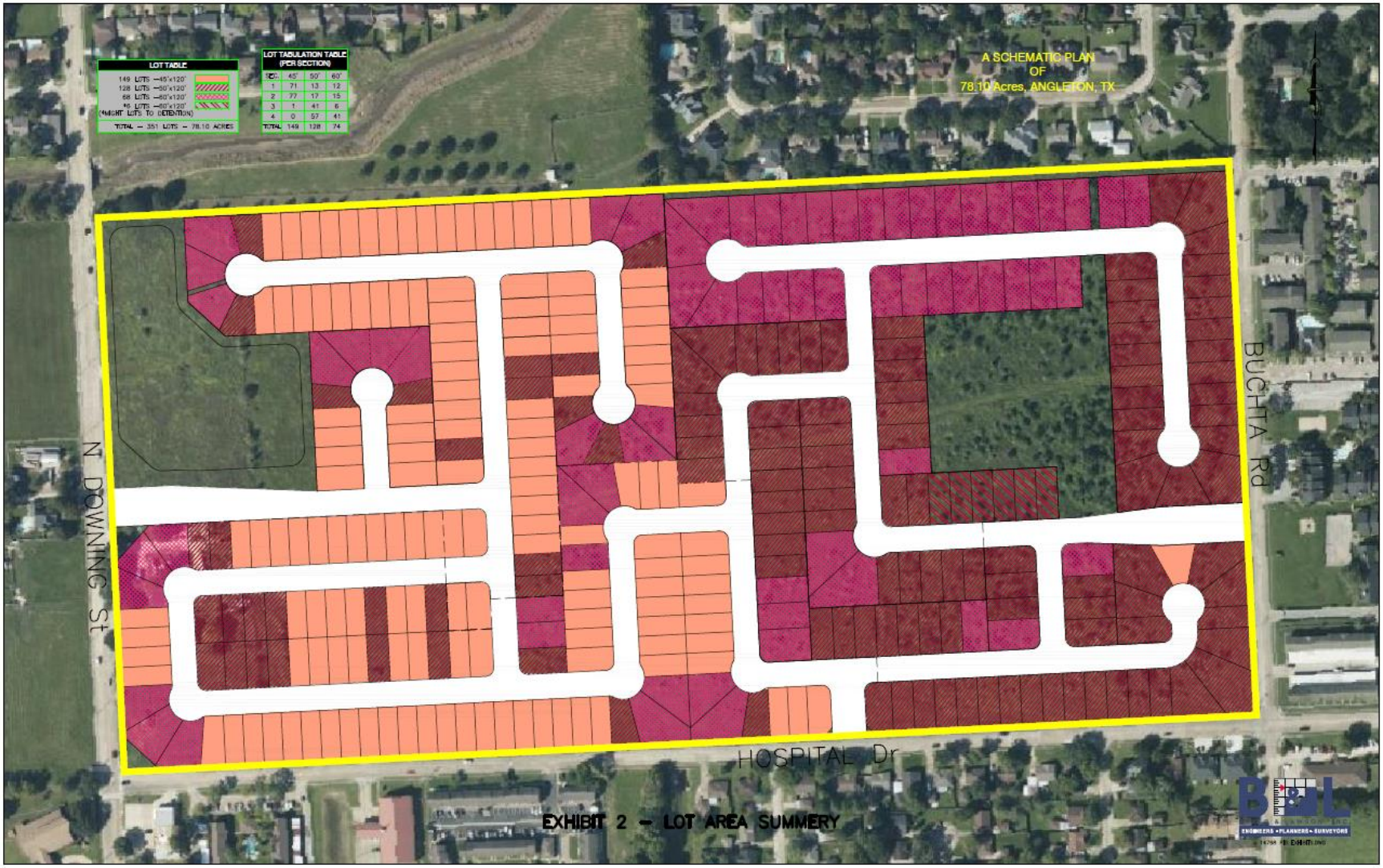
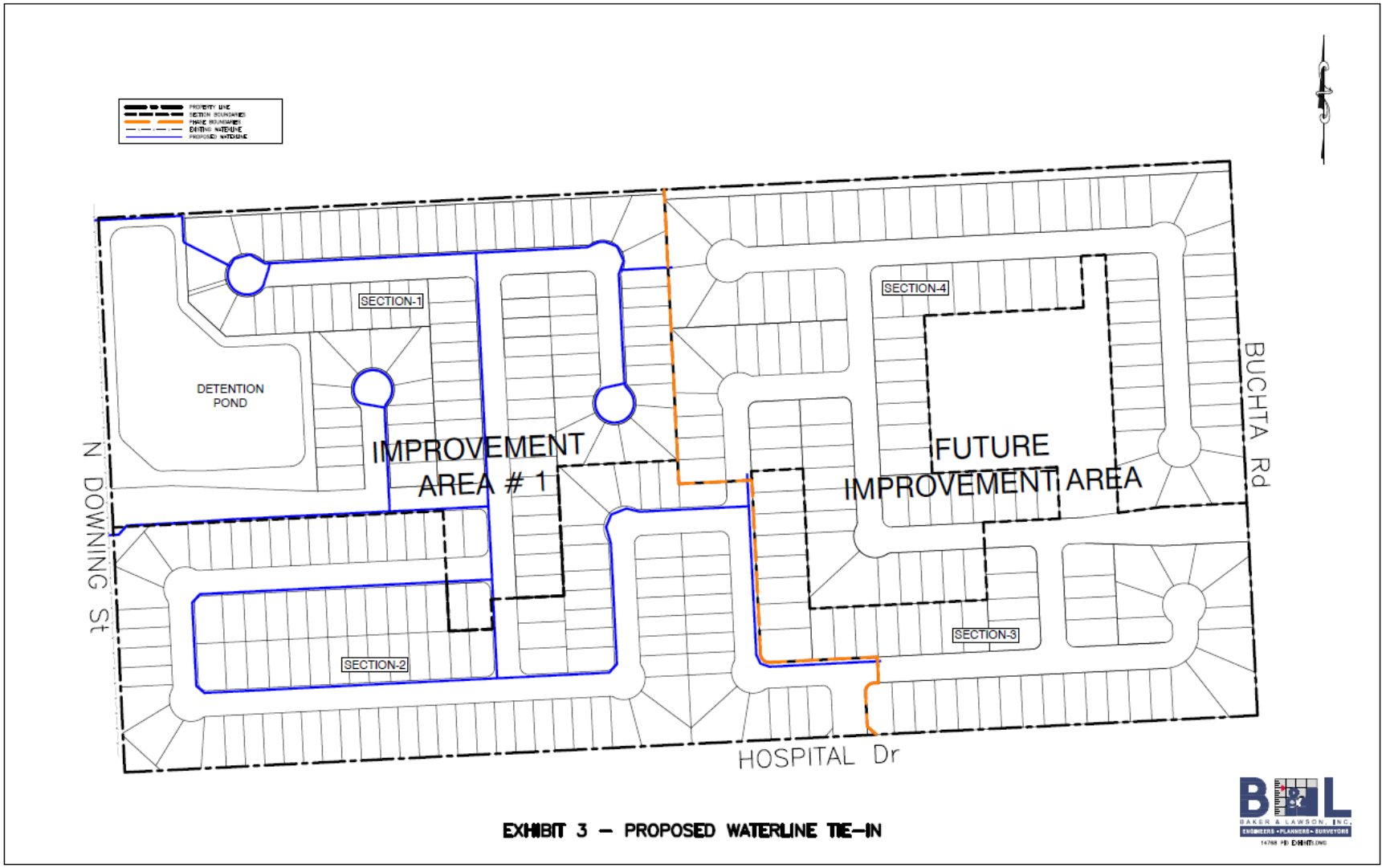


EXHIBIT K – MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS



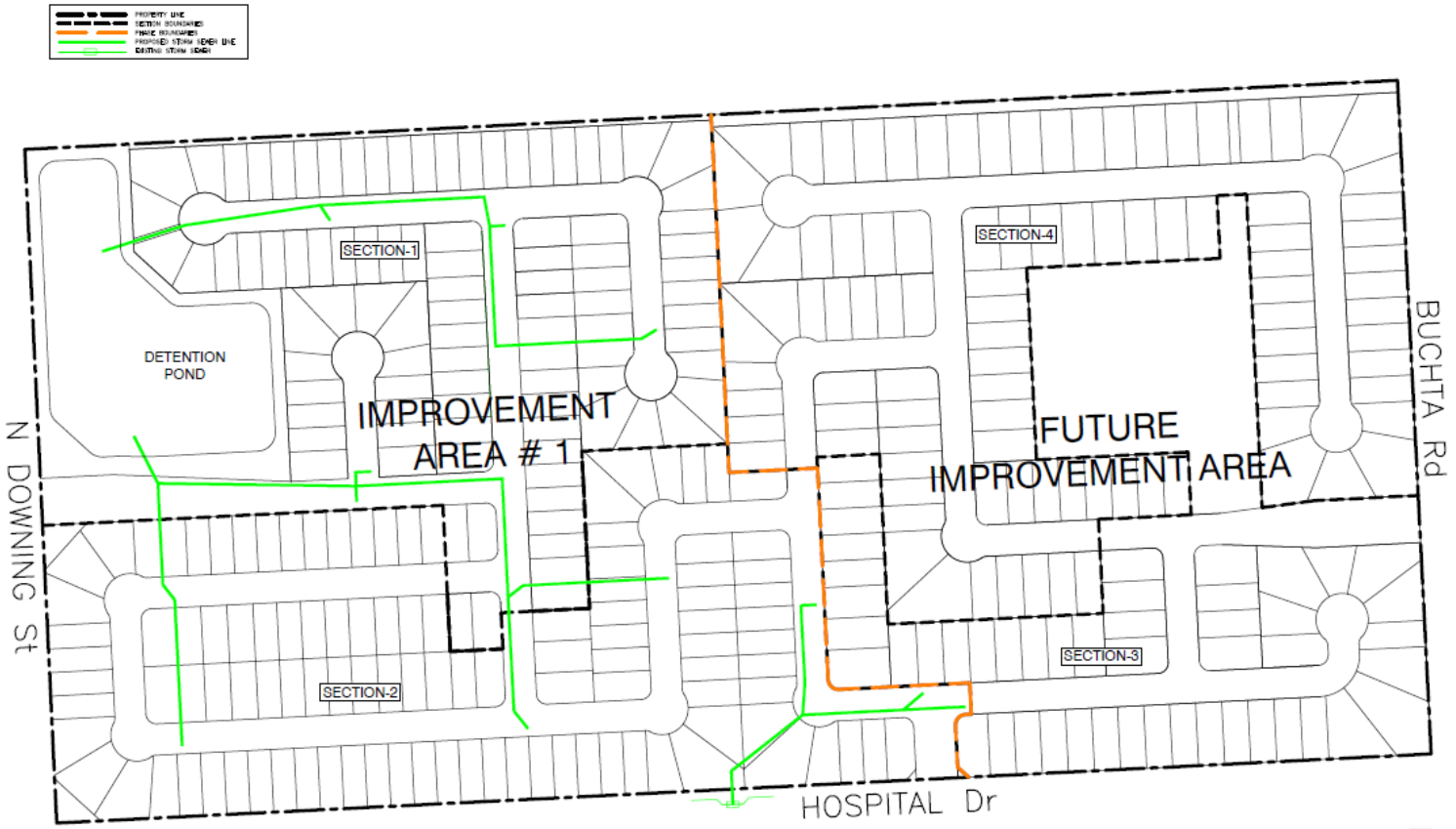


EXHIBIT 4 – PROPOSED STORM SEWER

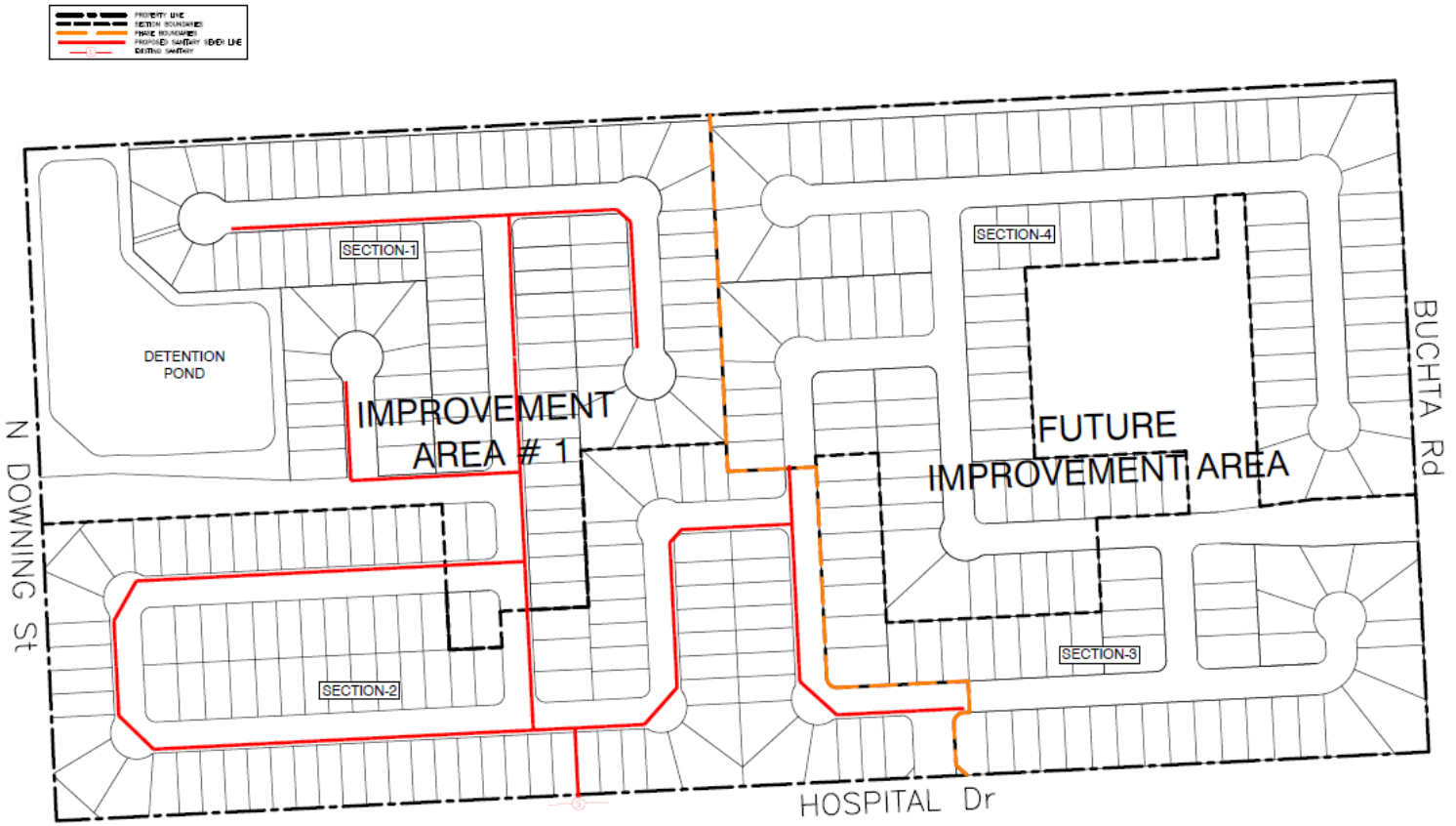


EXHIBIT 5 – PROPOSED SANITARY SEWER

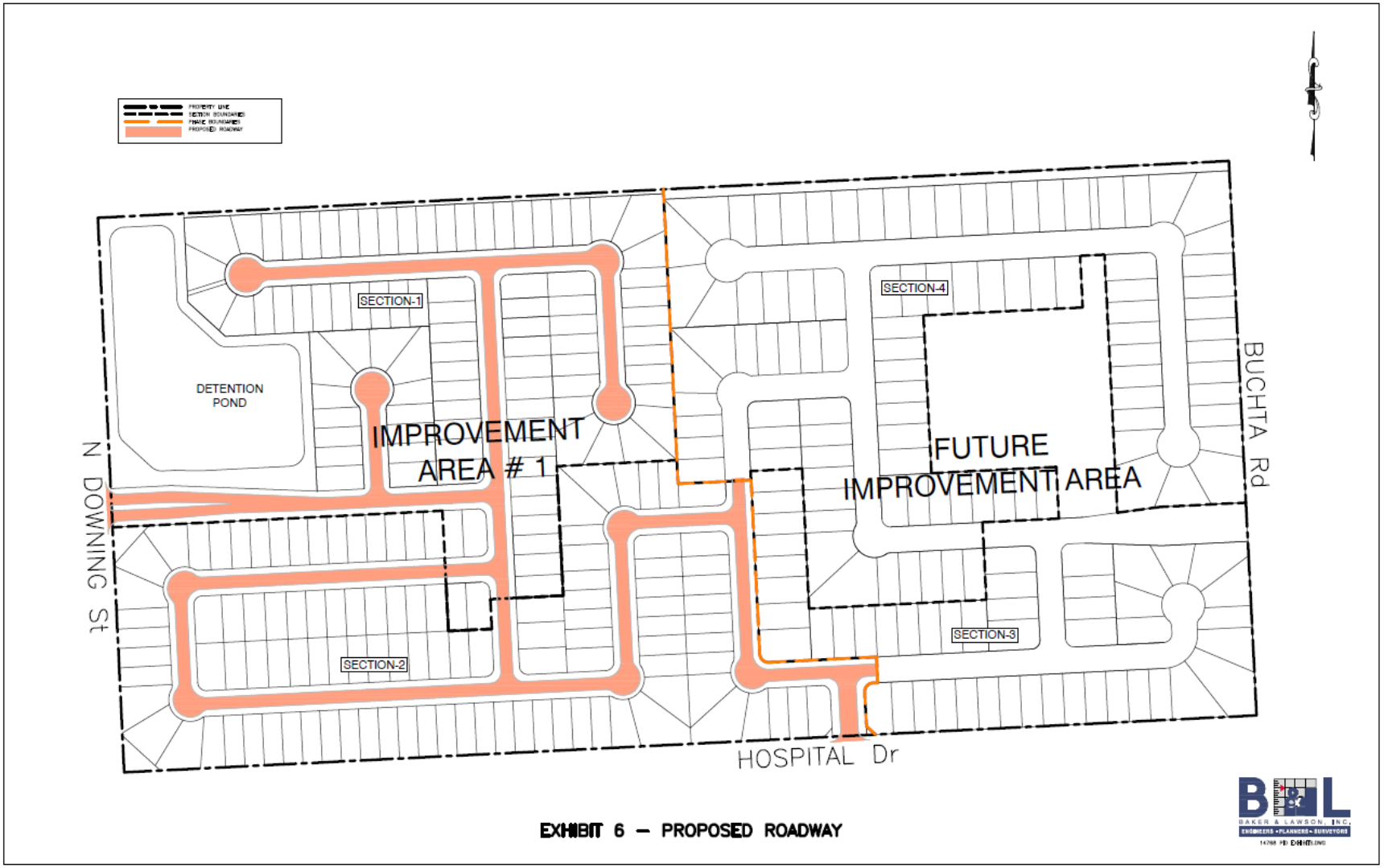


EXHIBIT 6 – PROPOSED ROADWAY

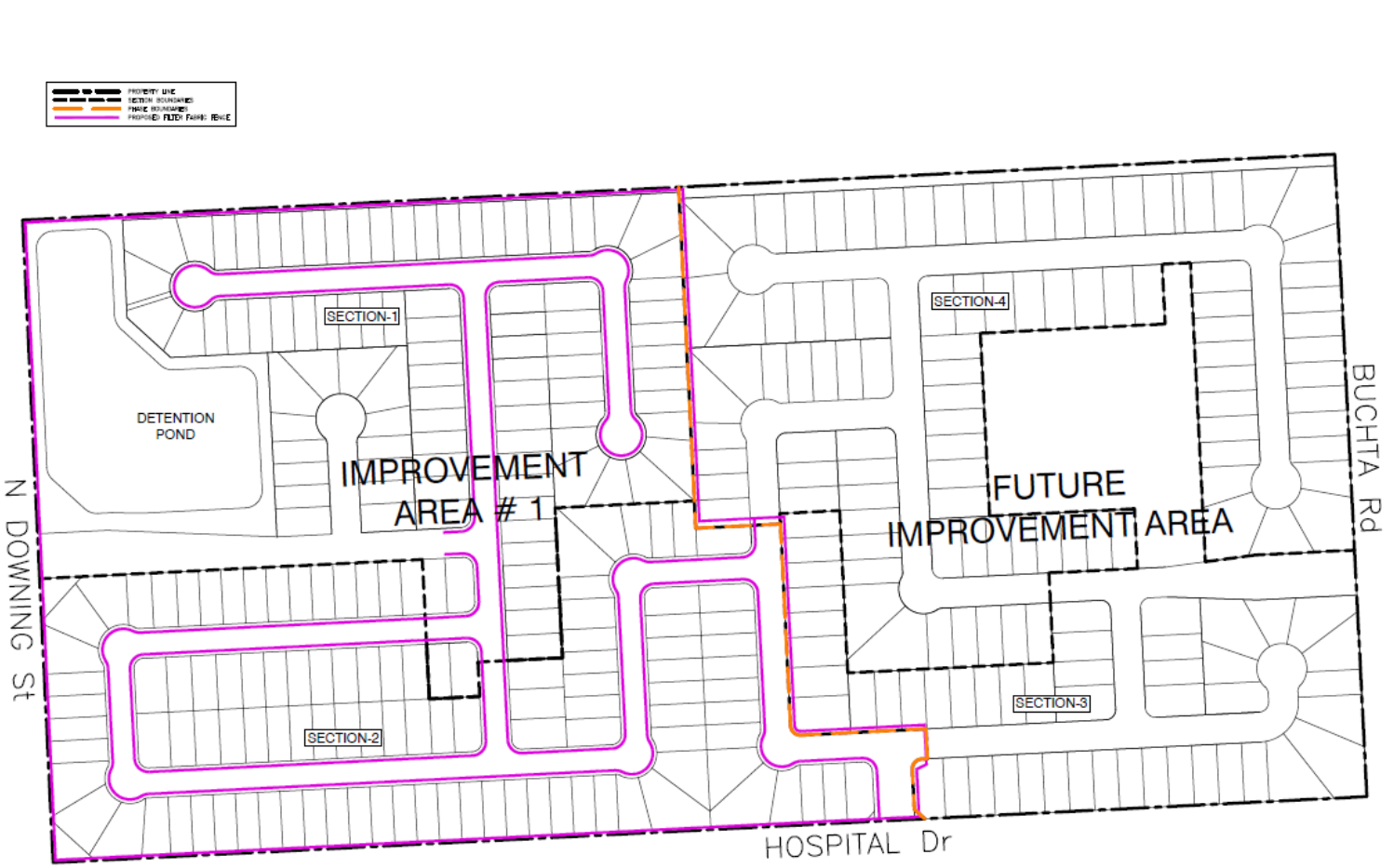


EXHIBIT 7 – PROPOSED FILTER FABRIC FENCE

EXHIBIT L – NOTICE OF PID ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
1524 E Mulberry St
Angleton, Texas 77515

Re: City of Angleton Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S Velasco St
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S Velasco St
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 12, 2019, the City Council for the City, approved Resolution No. 20191112-011, creating the Riverwood Ranch Public Improvement District; and

WHEREAS, the Riverwood Ranch Public Improvement District consists of approximately 78.1 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved Ordinance No. ____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Riverwood Ranch Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of $_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Brazoria County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,

By: _____
[Manager Name], City Manager

ATTEST:

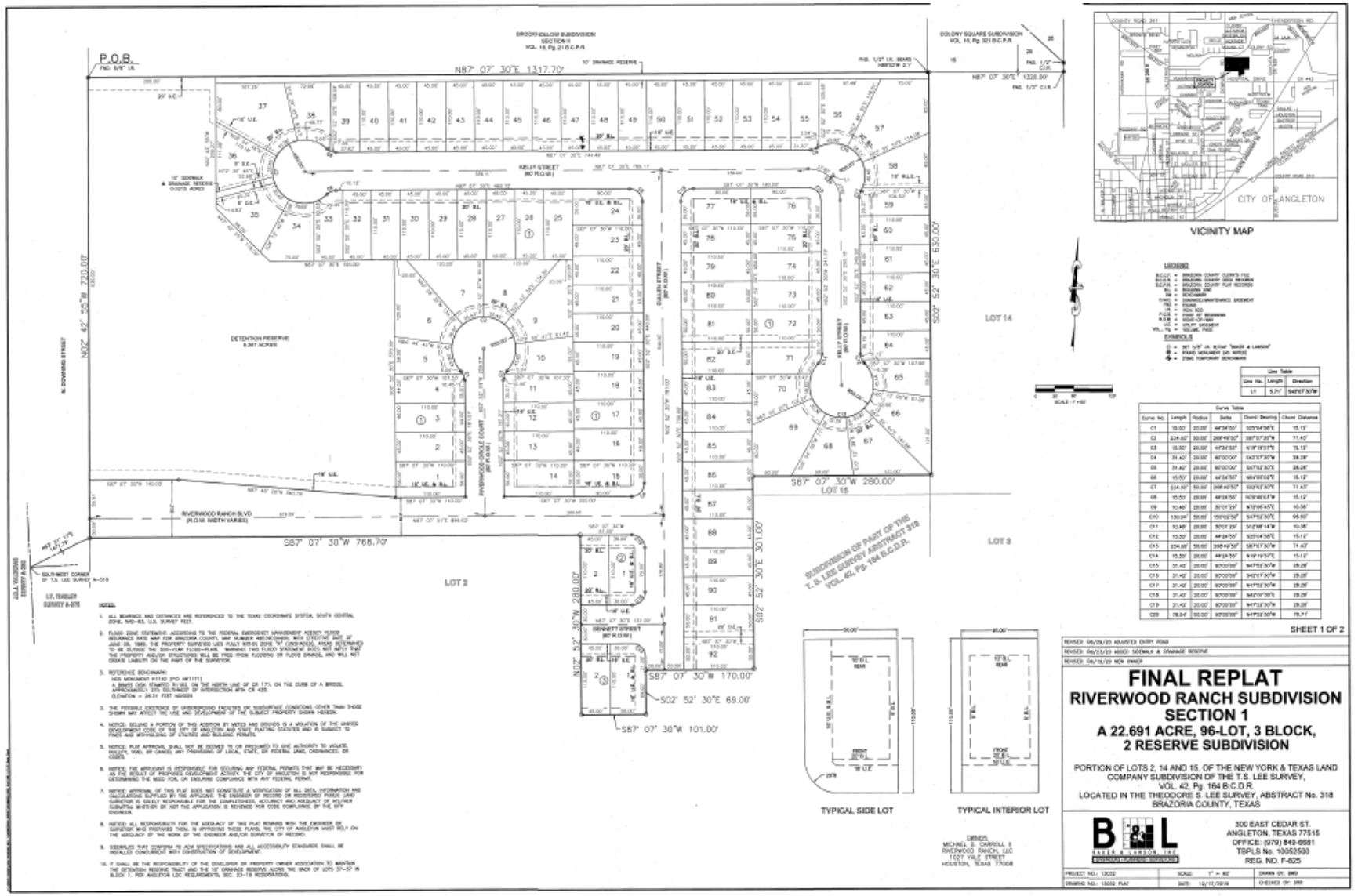
_____
[Secretary Name], City Secretary

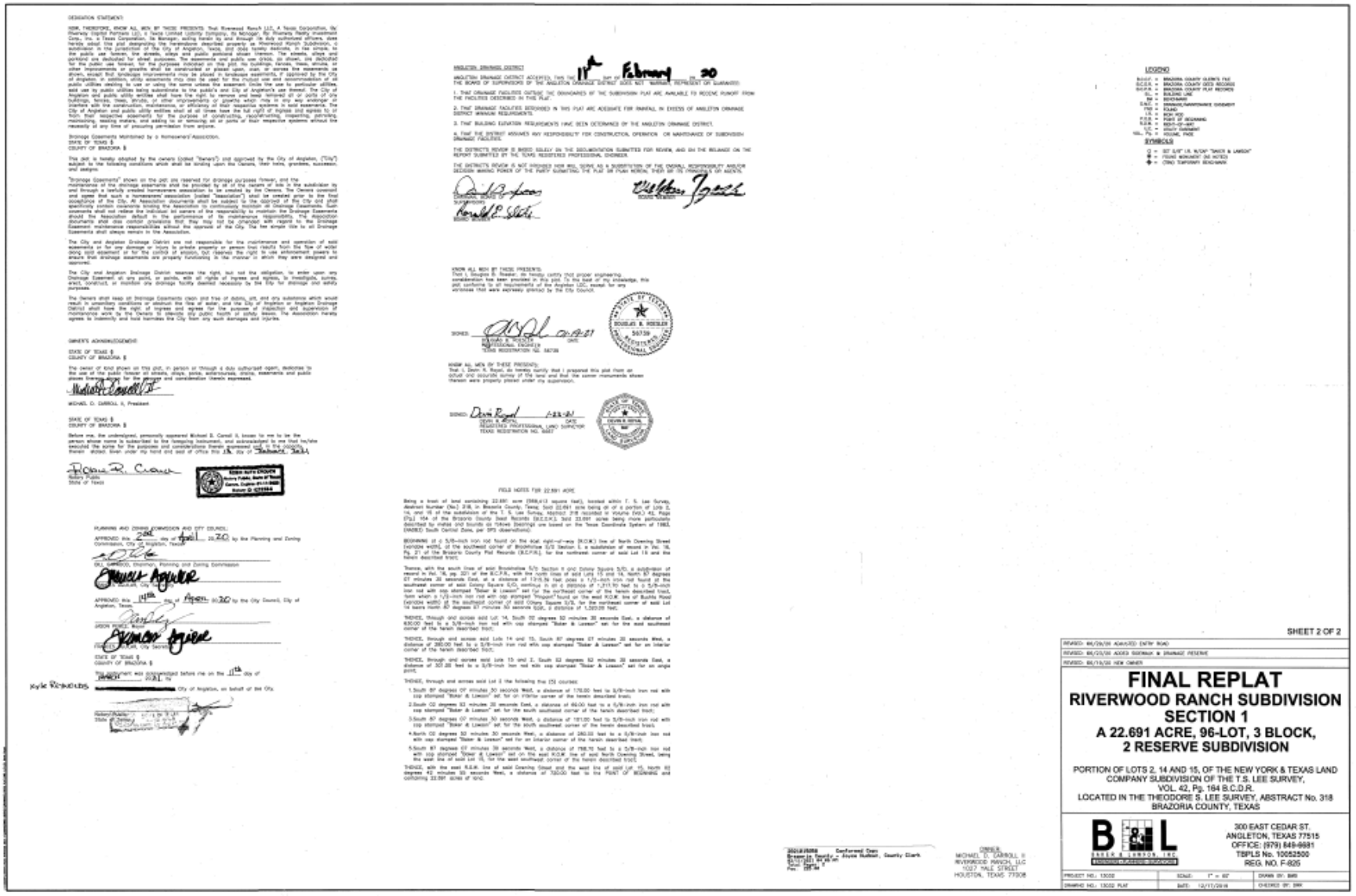
STATE OF TEXAS **§**
§
COUNTY OF BRAZORIA **§**

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT M – SECTION 1 PLAT





DESIGNATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Riverwood Ranch LLC, A Texas Corporation, By: Pharmely Capital Partners LLC, a Texas Limited Liability Company, Its Manager, By: Pharmely Realty Investment Corp., Inc. a Texas Corporation, Its Manager, acting herein by and through the duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in any of the easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowner's Association.
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, (City) subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not release the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be changed with regards to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. Our reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the Owners to eliminate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

Michael D. Carroll II

MICHAEL D. CARROLL II, President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Michael D. Carroll II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 18 day of January, 2021.

Notary Public
State of Texas

ROBIN RUTH CROUCH
Notary Public, State of Texas
Comm. Expires 01/19/2022
Notary ID 129****

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this 2nd day of April, 2020 by the Planning and Zoning Commission, City of Angleton, Texas.

Jason Perez, Chairman, Planning and Zoning Commission

APPROVED this 14th day of April, 2020 by the City Council, City of Angleton, Texas.

Jason Perez, Mayor

Christa Reasor Adame, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 11th day of March, 2021, by Kyle Reynolds, City of Angleton, on behalf of the City.

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE 11th DAY OF February, 20 20
THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES EXTENDED IN THIS PLAT ARE ADEQUATE FOR PARTIAL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL IT SERVE AS A SUBSTITUTION OF THE ENGINEER, RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR ITS/HIS NOMINAL DULY SET OF CONSULTANTS OR AGENTS.

Ronald E. Stark
ENGINEER

William Jones
BOARD MEMBER

KNOW ALL MEN BY THESE PRESENTS:
That I, Douglas B. Roesler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: _____ 03-19-21
DOUGLAS B. ROESLER DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
REGISTERED PROFESSIONAL ENGINEER

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____ 1-22-21
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

STATE OF TEXAS
DEVIN R. ROYAL
6667
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES FOR 22.691 ACRE

Being a tract of land containing 22.691 acre (988,413 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; said 22.691 acre being all or a portion of Lots 2, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.). Said 22.691 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), of the southwest corner of Brookshire S/D Section 5, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookshire S/D Section 5 and Colony Square S/D, a subdivision of record in Vol. 16, pg. 221 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, at a distance of 1315.76 feet pass a 1/2-inch iron rod found at the southwest corner of said Colony Square S/D, continue in all a distance of 1,317.90 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Pinpoint" found on the east R.O.W. line of Bucks Road (variable width) at the southeast corner of said Colony Square S/D, for the northwest corner of said Lot 14 bears North 87 degrees 07 minutes 30 seconds East, a distance of 1,320.05 feet;

THENCE, through and across said Lot 14, South 02 degrees 52 minutes 30 seconds East, a distance of 630.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east southeast corner of the herein described tract;

THENCE, through and across said Lots 14 and 15, South 87 degrees 07 minutes 30 seconds West, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lots 15 and 2, South 02 degrees 52 minutes 30 seconds East, a distance of 301.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

THENCE, through and across said Lot 2 the following five (5) courses:

1. South 87 degrees 07 minutes 30 seconds West, a distance of 178.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southeast corner of the herein described tract;
3. South 87 degrees 07 minutes 30 seconds West, a distance of 181.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southwest corner of the herein described tract;
4. North 02 degrees 52 minutes 30 seconds West, a distance of 240.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. South 87 degrees 07 minutes 30 seconds West, a distance of 798.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of said North Downing Street, being the west line of said Lot 15, for the west southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Street and the west line of said Lot 15, North 02 degrees 42 minutes 30 seconds West, a distance of 720.00 feet to the POINT OF BEGINNING and containing 22.691 acres of land.

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
BL. = BUILDING LINE
ESMT. = EASEMENT
D.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
VOL., PG. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⊕ = FOUND TEMPORARY BENCHMARK

SHEET 2 OF 2

REVISED: 08/26/20 ADDED ENTRY ROAD
REVISED: 08/20/20 ADDED SIDEWALK & DRAINAGE RESERVE
REVISED: 08/19/20 NEW OWNER

FINAL REPLAT
RIVERWOOD RANCH SUBDIVISION SECTION 1
A 22.691 ACRE, 96-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC
ENGINEERING SURVEYING

300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-9681
TBPLS No. 10052500
REG. NO. F-826

PROJECT NO.: 13032 | SCALE: 1" = 60' | DRAWN BY: BMS
DRAWING NO.: 13032 PLAT | DATE: 12/17/2019 | CHECKED BY: BRK

Conformed Copy
Brazoria County, Angela Wuthrich, County Clerk

OWNER:
MICHAEL D. CARROLL II
RIVERWOOD RANCH, LLC
1007 YALE STREET
HOUSTON, TEXAS 77008

EXHIBIT N-1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $24,351.05

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 446.59	$ 974.04	$ 164.53	$ -	$ 1,585.17
2024	470.10	956.18	167.82	-	1,594.10
2025	493.60	937.37	171.18	-	1,602.16
2026	517.11	917.63	174.60	-	1,609.34
2027	517.11	896.95	178.10	-	1,592.15
2028	540.61	876.26	181.66	-	1,598.53
2029	564.12	854.64	185.29	-	1,604.05
2030	587.62	832.07	189.00	-	1,608.69
2031	611.13	808.57	192.78	-	1,612.47
2032	634.63	784.12	196.63	-	1,615.39
2033	681.64	758.74	200.57	-	1,640.94
2034	705.15	731.47	204.58	-	1,641.20
2035	728.65	703.27	208.67	-	1,640.59
2036	752.16	674.12	212.84	-	1,639.12
2037	799.17	644.03	217.10	-	1,660.30
2038	822.67	612.07	221.44	-	1,656.18
2039	846.18	579.16	225.87	-	1,651.21
2040	893.19	545.31	230.39	-	1,668.89
2041	940.19	509.59	235.00	-	1,684.78
2042	963.70	471.98	239.70	-	1,675.37
2043	1,010.71	433.43	244.49	-	1,688.63
2044	1,057.72	393.00	249.38	-	1,700.10
2045	1,104.73	350.69	254.37	-	1,709.79
2046	1,151.74	306.50	259.45	-	1,717.70
2047	1,198.75	260.43	264.64	-	1,723.83
2048	1,245.76	212.48	269.94	-	1,728.18
2049	1,292.77	162.65	275.33	-	1,730.76
2050	1,363.28	110.94	280.84	-	1,755.07
2051	1,410.29	56.41	286.46	-	1,753.16
Total	**$ 24,351.05**	**$ 17,354.12**	**$ 6,382.65**	**$ -**	**$ 48,087.81**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-2 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1. under a court order or foreclosure sale;
2. by a trustee in bankruptcy;
3. to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4. by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5. by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. from one co-owner to another co-owner of an undivided interest in the real property;
7. to a spouse or a person in the lineal line of consanguinity of the seller;
8. to or from a governmental entity; or
9. of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $26,555.01

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 487.01	$ 1,062.20	$ 179.43	$ -	$ 1,728.64
2024	512.64	1,042.72	183.01	-	1,738.38
2025	538.28	1,022.21	186.67	-	1,747.17
2026	563.91	1,000.68	190.41	-	1,755.00
2027	563.91	978.13	194.22	-	1,736.25
2028	589.54	955.57	198.10	-	1,743.21
2029	615.17	931.99	202.06	-	1,749.22
2030	640.81	907.38	206.10	-	1,754.29
2031	666.44	881.75	210.23	-	1,758.41
2032	692.07	855.09	214.43	-	1,761.59
2033	743.34	827.41	218.72	-	1,789.46
2034	768.97	797.68	223.09	-	1,789.74
2035	794.60	766.92	227.56	-	1,789.07
2036	820.23	735.13	232.11	-	1,787.47
2037	871.50	702.32	236.75	-	1,810.57
2038	897.13	667.46	241.48	-	1,806.08
2039	922.76	631.58	246.31	-	1,800.65
2040	974.03	594.67	251.24	-	1,819.93
2041	1,025.29	555.71	256.26	-	1,837.26
2042	1,050.92	514.70	261.39	-	1,827.01
2043	1,102.19	472.66	266.62	-	1,841.46
2044	1,153.45	428.57	271.95	-	1,853.97
2045	1,204.72	382.43	277.39	-	1,864.54
2046	1,255.98	334.24	282.94	-	1,873.16
2047	1,307.24	284.01	288.60	-	1,879.84
2048	1,358.51	231.72	294.37	-	1,884.59
2049	1,409.77	177.38	300.25	-	1,887.40
2050	1,486.67	120.98	306.26	-	1,913.91
2051	1,537.93	61.52	312.38	-	1,911.84
Total	**$ 26,555.01**	**$ 18,924.80**	**$ 6,960.32**	**$ -**	**$ 52,440.13**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-3 – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1. under a court order or foreclosure sale;
2. by a trustee in bankruptcy;
3. to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4. by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5. by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. from one co-owner to another co-owner of an undivided interest in the real property;
7. to a spouse or a person in the lineal line of consanguinity of the seller;
8. to or from a governmental entity; or
9. of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $28,866.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Riverwood Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 529.40	$ 1,154.66	$ 195.04	$ -	$ 1,879.11
2024	557.27	1,133.48	198.94	-	1,889.70
2025	585.13	1,111.19	202.92	-	1,899.25
2026	612.99	1,087.79	206.98	-	1,907.76
2027	612.99	1,063.27	211.12	-	1,887.38
2028	640.86	1,038.75	215.34	-	1,894.95
2029	668.72	1,013.11	219.65	-	1,901.49
2030	696.58	986.36	224.04	-	1,906.99
2031	724.45	958.50	228.52	-	1,911.47
2032	752.31	929.52	233.10	-	1,914.93
2033	808.04	899.43	237.76	-	1,945.23
2034	835.90	867.11	242.51	-	1,945.52
2035	863.77	833.67	247.36	-	1,944.80
2036	891.63	799.12	252.31	-	1,943.06
2037	947.36	763.46	257.36	-	1,968.17
2038	975.22	725.56	262.50	-	1,963.28
2039	1,003.08	686.55	267.75	-	1,957.39
2040	1,058.81	646.43	273.11	-	1,978.35
2041	1,114.54	604.08	278.57	-	1,997.18
2042	1,142.40	559.50	284.14	-	1,986.04
2043	1,198.13	513.80	289.82	-	2,001.75
2044	1,253.85	465.88	295.62	-	2,015.35
2045	1,309.58	415.72	301.53	-	2,026.83
2046	1,365.31	363.34	307.56	-	2,036.21
2047	1,421.03	308.73	313.72	-	2,043.47
2048	1,476.76	251.89	319.99	-	2,048.63
2049	1,532.49	192.81	326.39	-	2,051.69
2050	1,616.08	131.52	332.92	-	2,080.51
2051	1,671.80	66.87	339.58	-	2,078.25
Total	**$ 28,866.47**	**$ 20,572.10**	**$ 7,566.18**	**$ -**	**$ 57,004.76**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, on the assessment role for properties within the City of Angleton Kiber Reserve Public Improvement District (PID).

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Pursuant to Texas Local Government Code (LGC) Section 372.016 a public hearing must be held on the proposed assessment roll for a PID. In this case, the proposed assessment roll for the Kiber Reserve PID. Notice of the public hearing was published in the September 3, 2021 edition of The Facts and was also mailed to the affected property owner(s) in the PID.

Pursuant to LGC Section 372.017(a) at the public hearing the governing body must hear and rule on any objections that are raised and may amend a proposed assessment on any parcel. Pursuant to Section 372.017(b), after all objections have been heard and considered, the governing body may levy, by ordinance or order, the special assessment against the taxable properties within the district.

After closing of the public hearing and ruling on any objections the next step is levying the special assessment against taxable properties within the district. The preliminary Service and Assessment Plan, which includes the proposed assessment roll (Exhibit F) is included as an attachment.

RECOMMENDATION:

No recommendation is required with the conducting of a public hearing.

Kiber Reserve
Public Improvement District

SERVICE AND ASSESSMENT PLAN

OCTOBER 12, 2021

AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents 1
Introduction 2
Section I: Definitions 3
Section II: The District 7
Section III: Authorized Improvements 7
Section IV: Service Plan 8
Section V: Assessment Plan 8
Section VI: Terms of the Assessments 10
Section VII: Assessment Roll 14
Section VIII: Additional Provisions 15
Exhibits 17
Exhibit A – District legal Description and District Map 18
Exhibit B – Authorized Improvements 19
Exhibit C – Service Plan 20
Exhibit D – Sources and Uses of Funds 21
Exhibit E – Assessment Roll 22
Exhibit F-1 – District Projected Annual Installments 23
Exhibit F-2 – Residential Lot Projected Annual Installments 24
Exhibit G – Maximum Assessment and Tax Rate equivalent 25
Exhibit H – Map of Authorized Improvements 26
Exhibit I – Form of Notice of Assessment Termination 28
Exhibit J – Engineer's Opinion of Probable Cost 31
Exhibit K – Residential Lot Buyer Disclosure 36

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 10, 2020, the City passed and approved Resolution No. 20201110-007 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 19.84 acres located within the corporate limits of the City, as described by metes and bounds and depicted on **Exhibit A**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel of Assessed Property within the District determined by the method chosen by the City. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is included as **Exhibit E**.

SECTION I: DEFINITIONS

"Actual Costs" mean with respect to Authorized Improvements, the Owner's demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the total amount of Authorized Improvements as set forth in this Service and Assessment Plan. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of costs; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, and governmental fees and charges.

"Administrator" means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act; and (8) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means, with respect to each Parcel, the annual installment payment of an Assessment as calculated by the Administrator, approved by the City Council, and shown on an Assessment Roll, and includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to the PID Act, the Assessment Ordinance, and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the principal portion of the Annual Installments to be collected in all years.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Initial Parcel as shown on an Assessment Roll.

"Assessment Plan" means the methodology employed to determine the Assessments for the Actual Costs of the Authorized Improvements against Assessed Property based on the special benefits conferred on such Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

"Assessment Roll" means any assessment roll for Assessed Property, including the Assessment Roll attached as **Exhibit E**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates in connection with any Annual Service Plan Update.

"Authorized Improvements" means those public improvements authorized by Section 372.003 of the PID Act and described in **Section III** which are constructed for the special benefit of the property within the District, and which estimated costs are shown on **Exhibit B**.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"District" means the Kiber Reserve Public Improvement District containing approximately 19.84 acres located within the corporate limits of the City, which is legally described by metes and bounds and depicted on **Exhibit A**.

"District Formation Costs" means the costs and expenses directly associated with forming the District, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, City costs, first year Annual Collection Costs, and any other cost or expense directly associated with the establishment of the District.

"Initial Parcel" means the approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**.

"Lot" means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat.

"Maximum Assessment" means, for each Residential Lot, $19,139.78, which amount shall be reduced annually based on the principal paid as part of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed, or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

"**Notice of Assessment Termination**" means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit I**.

"Owner" means Waterstone Development Group, LLC., a Texas limited liability company, including its successors and assigns.

"Parcel" or **"Parcels"** means a specific property within the District identified by any of the following: (i) by a tax map identification number assigned by the Brazoria County Appraisal District for real property tax purposes, (ii) by metes and bounds description, (iii) by lot and block number in a final subdivision plat recorded in the official public records of the County, or (iv) by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Prepayment Costs" means interest, Delinquent Collection Costs and Annual Collection Costs to the date of Prepayment.

"Reimbursement Agreement" means that certain "PID Reimbursement Agreement – Kiber Reserve Public Improvement District," effective October 12, 2021 by and between the City and

the Owner, in which the Owner agrees to construct the Authorized Improvements and to fund certain Actual Costs of the Authorized Improvements, and the City agrees to reimburse the Owner for Actual Costs of the Authorized Improvements paid solely from the revenue collected by the City from Assessments, including Annual Installments.

"Reimbursement Obligation" means an amount not to exceed $1,780,000 secured by the Assessments to be paid to the Owner pursuant to the Reimbursement Agreement. The Annual Installments for the Reimbursement Obligation are shown on **Exhibit F-1**.

"Residential Lot" means a Lot in the District which is anticipated to contain a single family home.

"Service and Assessment Plan" means this Kiber Ranch Public Improvement District Service and Assessment Plan as updated, amended or supplemented from time to time.

"Service Plan" means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

SECTION II: THE DISTRICT

The District includes approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**. Development of the District is anticipated to include 93 Residential Lots.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. All Authorized Improvements will be designed and constructed in accordance with City standards and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

A. Authorized Improvements

- *Street*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage and striping, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, manholes, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances to provide storm drainage for all Lots within the District.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Water*

  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork,

excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, construction management, contingency, and District Formation Costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act requires the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner, as the owner of Assessed Property within the District, and all future owners and developers of Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the Actual Costs of the Authorized Improvements shall be allocated entirely to the Initial Parcel. Upon subdivision of the Initial Parcel, the cost of the Authorized Improvements shall be reallocated further as described in **Section VI**.

B. Assessments

Assessments will be levied on the Initial Parcel in the amount shown on the Assessment Roll, attached hereto as **Exhibit E**. The projected Annual Installments for the District and each Residential Lot are shown on **Exhibit F-1** and **Exhibit F-2**, respectively. Upon subdivision of the Initial Parcel by the recording of a final plat in the official public records of the County, Assessments will be reallocated pursuant to **Section VI**.

The projected Assessment and Annual Installment shown on **Exhibit F-1** and **Exhibit F-2** are preliminary and are subject to change based on the land uses contained within the final plat, but in no case will the Assessment for any Residential Lot exceed the Maximum Assessment.

Under the Reimbursement Agreement, Assessments, including Annual Installments, may only be used to pay the Actual Costs of the Authorized Improvements based on the special benefit conferred on the Assessed Property by the Authorized Improvements. Revenue generated from the levy of an Assessment, including the collection of Annual Installment, from a Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- The estimated total cost of the Authorized Improvements equal $2,121,890 as shown on **Exhibit B**.
- The Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Cost of the Authorized Improvements.
- The Initial Parcel is allocated 100% of the Assessments, which equal $1,780,000, levied for the Authorized Improvements, as shown on the Assessment Roll attached hereto as **Exhibit E**.

- The special benefit (≥ $2,121,890) received by the Initial Parcel from the Authorized Improvements is equal to or greater than the amount of the Assessments ($1,780,000) levied on the Initial Parcel for payment of the Actual Costs of the Authorized Improvements.
- At the time the City Council adopted the Assessment Ordinance and approved the Service and Assessment Plan, the Owner owned 100% of the Initial Parcel. The Owner, as the owner of 100% of the Initial Parcel, acknowledged that the Authorized Improvements confer a special benefit on the Initial Parcel and consented to the imposition of the Assessments to pay for the Actual Costs of the Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the approval of the Service and Assessment Plan and the adoption of the Assessment Ordinance, and (3) the levying of Assessments on the Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Prior to the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be billed and collected in the same manner as ad valorem taxes in the amounts set forth in each Annual Service Plan Update. Following the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division

Upon the division of any Assessed Property (with or without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the number of Residential Lots within the newly divided Assessed Property
D = the sum of the number of Residential Lots for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Mandatory Prepayment of Assessments

If any Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring such Assessed Property shall pay to the City the full amount of the Assessment on such Assessed Property, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of any Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the change in status.

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Residential Lot to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Residential Lot will exceed the Maximum Assessment, then (i) the Assessment applicable to each Residential Lot exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the obligation under the Reimbursement Agreement shall be reduced by the amount of the Maximum Assessment multiplied by the number of Residential Lots.

D. Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit I**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** shows the projected Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Brazoria County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of

Annual Installments. The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the Assessment. Assessments, or Annual Installment therefor that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by this Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of the Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the portion of the $100 Assessment that would have been allocated to the Taken Property prior to its reallocation is $10 and the owner receives $8 as compensation for the Taken Property as a result of the Taking, the Owner shall be required to pay $8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the owner receives $20 in compensation for the Taken Property, the owner shall be required to pay $10 as a Prepayment of the Assessment.

Notwithstanding the previous two paragraphs, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against the Taken Property and, and the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit E**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel of Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of providing such notice and the response thereto. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A	District Legal Description and District Map
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Assessment Roll
Exhibit F-1	District Projected Annual Installments
Exhibit F-2	Residential Lot Projected Annual Installments
Exhibit G	Maximum Assessment and Tax Rate Equivalent
Exhibit H	Maps of Authorized Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J	Engineer's Opinion of Probable Cost
Exhibit K	Residential Lot Buyer Disclosure

EXHIBIT A – DISTRICT LEGAL DESCRIPTION AND DISTRICT MAP

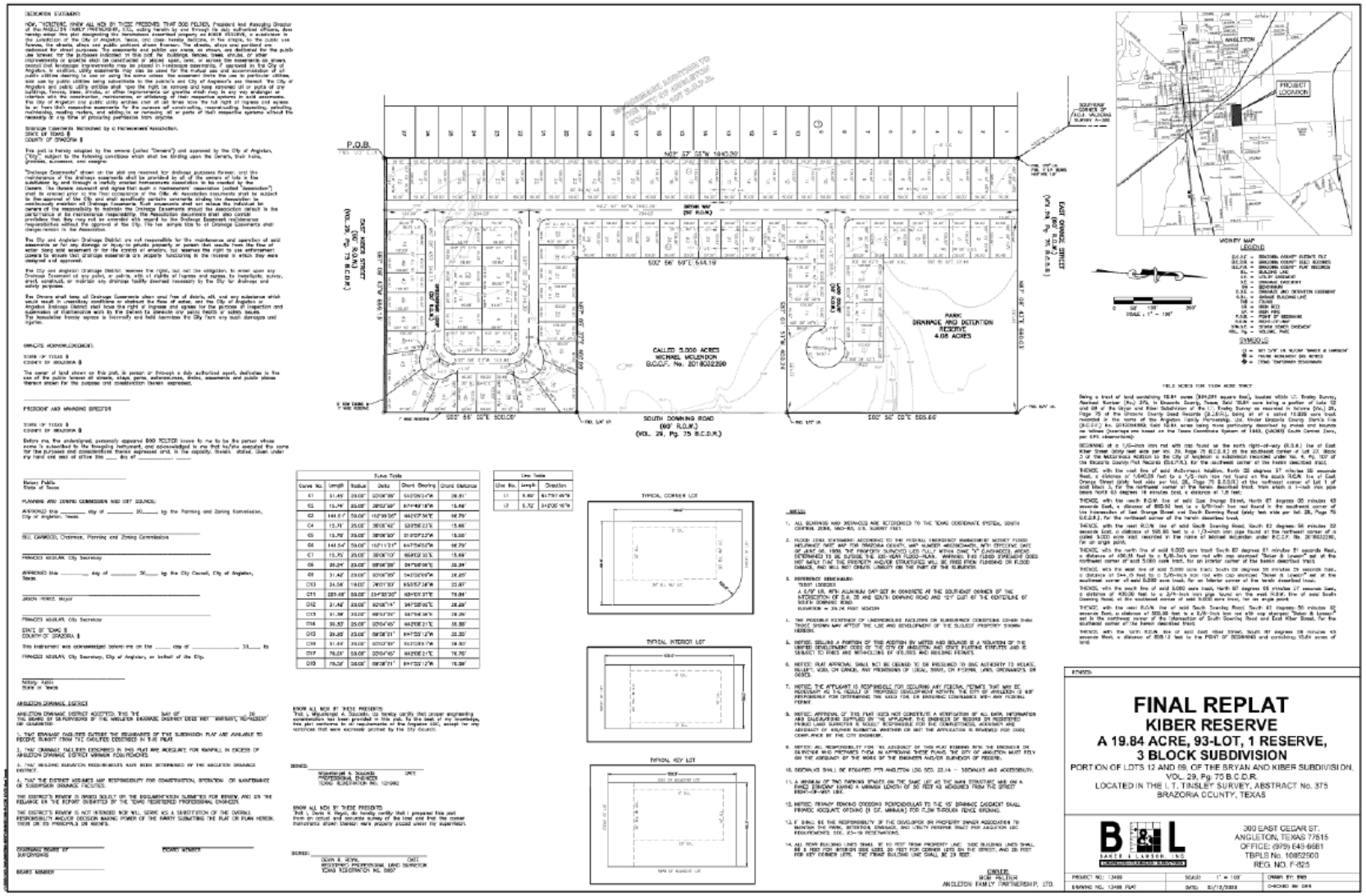


EXHIBIT B – AUTHORIZED IMPROVEMENTS

Authorized Improvements	Total Costs
Streets	$ 821,686
Storm Drainage	602,572
Sanitary Sewer	203,387
Water	164,016
Soft Costs	330,229
Total	**$ 2,121,890**

Notes: See Exhibit K for detailed Engineer's Opinion of Probable Cost

EXHIBIT C – SERVICE PLAN

Annual Installments[1]		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		$ -	$ 31,526.10	$ 32,799.75	$ 34,124.86	$ 35,503.51
Interest		$ -	$ 71,912.00	$ 70,638.35	$ 69,313.24	$ 67,934.59
	(1)	$ -	$ 103,438.10	$ 103,438.10	$ 103,438.10	$ 103,438.10
Annual Collection Costs	(2)	$ 15,000.00	$ 15,300.00	$ 15,606.00	$ 15,918.12	$ 16,236.48
Total Annual Installment	**(3) = (1) + (2)**	**$ 15,000.00**	**$ 118,738.10**	**$ 119,044.10**	**$ 119,356.22**	**$ 119,674.58**

Footnotes:

1) Preliminary, subject to change.

EXHIBIT D – SOURCES AND USES OF FUNDS

Sources of Funds		
PID Reimbursement Obligation	$	1,780,000
Owner Contribution		341,890
Total Sources	**$**	**2,121,890**

Uses of Funds		
Authorized Improvements		
Streets	$	821,686
Storm Drainage		602,572
Sanitary Sewer		203,387
Water		164,016
Soft Costs		330,229
	$	2,121,890
Total Uses	**$**	**2,121,890**

Footnotes:

1) Non-reimbursable to the Owner through Assessments.

EXHIBIT E – ASSESSMENT ROLL

Property ID[1]	Outstanding Assessment	Annual Installment due 1/31/22
Initial Parcel	$ 1,780,000.00	$ 15,000.00
Total	**$ 1,780,000.00**	**$ 15,000.00**

Footnotes:

1) The entire District is contained within Property ID 278118.

EXHIBIT F-1 – DISTRICT PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 15,000.00	$ 15,000.00
2023	$ 31,526.10	$ 71,912.00	$ 15,300.00	$ 118,738.10
2024	$ 32,799.75	$ 70,638.35	$ 15,606.00	$ 119,044.10
2025	$ 34,124.86	$ 69,313.24	$ 15,918.12	$ 119,356.22
2026	$ 35,503.51	$ 67,934.59	$ 16,236.48	$ 119,674.58
2027	$ 36,937.85	$ 66,500.25	$ 16,561.21	$ 119,999.31
2028	$ 38,430.14	$ 65,007.96	$ 16,892.44	$ 120,330.53
2029	$ 39,982.72	$ 63,455.38	$ 17,230.29	$ 120,668.38
2030	$ 41,598.02	$ 61,840.08	$ 17,574.89	$ 121,012.99
2031	$ 43,278.58	$ 60,159.52	$ 17,926.39	$ 121,364.49
2032	$ 45,027.03	$ 58,411.07	$ 18,284.92	$ 121,723.01
2033	$ 46,846.12	$ 56,591.97	$ 18,650.61	$ 122,088.71
2034	$ 48,738.71	$ 54,699.39	$ 19,023.63	$ 122,461.72
2035	$ 50,707.75	$ 52,730.35	$ 19,404.10	$ 122,842.20
2036	$ 52,756.34	$ 50,681.75	$ 19,792.18	$ 123,230.28
2037	$ 54,887.70	$ 48,550.40	$ 20,188.03	$ 123,626.12
2038	$ 57,105.16	$ 46,332.94	$ 20,591.79	$ 124,029.88
2039	$ 59,412.21	$ 44,025.89	$ 21,003.62	$ 124,441.72
2040	$ 61,812.46	$ 41,625.63	$ 21,423.69	$ 124,861.79
2041	$ 64,309.69	$ 39,128.41	$ 21,852.17	$ 125,290.27
2042	$ 66,907.80	$ 36,530.30	$ 22,289.21	$ 125,727.31
2043	$ 69,610.87	$ 33,827.22	$ 22,735.00	$ 126,173.09
2044	$ 72,423.15	$ 31,014.94	$ 23,189.70	$ 126,627.79
2045	$ 75,349.05	$ 28,089.05	$ 23,653.49	$ 127,091.59
2046	$ 78,393.15	$ 25,044.95	$ 24,126.56	$ 127,564.66
2047	$ 81,560.23	$ 21,877.86	$ 24,609.09	$ 128,047.19
2048	$ 84,855.27	$ 18,582.83	$ 25,101.27	$ 128,539.37
2049	$ 88,283.42	$ 15,154.68	$ 25,603.30	$ 129,041.40
2050	$ 91,850.07	$ 11,588.03	$ 26,115.36	$ 129,553.46
2051	$ 95,560.81	$ 7,877.28	$ 26,637.67	$ 130,075.77
2052	$ 99,421.47	$ 4,016.63	$ 27,170.42	$ 130,608.52
Total	**$ 1,780,000.00**	**$ 1,323,142.94**	**$ 635,691.61**	**$ 3,738,834.55**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

EXHIBIT F-2 – RESIDENTIAL LOT PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 161.29	$ 161.29
2023	$ 338.99	$ 773.25	$ 164.52	$ 1,276.75
2024	$ 352.69	$ 759.55	$ 167.81	$ 1,280.04
2025	$ 366.93	$ 745.30	$ 171.16	$ 1,283.40
2026	$ 381.76	$ 730.48	$ 174.59	$ 1,286.82
2027	$ 397.18	$ 715.06	$ 178.08	$ 1,290.32
2028	$ 413.23	$ 699.01	$ 181.64	$ 1,293.88
2029	$ 429.92	$ 682.32	$ 185.27	$ 1,297.51
2030	$ 447.29	$ 664.95	$ 188.98	$ 1,301.21
2031	$ 465.36	$ 646.88	$ 192.76	$ 1,304.99
2032	$ 484.16	$ 628.08	$ 196.61	$ 1,308.85
2033	$ 503.72	$ 608.52	$ 200.54	$ 1,312.78
2034	$ 524.07	$ 588.17	$ 204.56	$ 1,316.79
2035	$ 545.24	$ 566.99	$ 208.65	$ 1,320.88
2036	$ 567.27	$ 544.97	$ 212.82	$ 1,325.06
2037	$ 590.19	$ 522.05	$ 217.08	$ 1,329.31
2038	$ 614.03	$ 498.20	$ 221.42	$ 1,333.65
2039	$ 638.84	$ 473.40	$ 225.85	$ 1,338.08
2040	$ 664.65	$ 447.59	$ 230.36	$ 1,342.60
2041	$ 691.50	$ 420.74	$ 234.97	$ 1,347.21
2042	$ 719.44	$ 392.80	$ 239.67	$ 1,351.91
2043	$ 748.50	$ 363.73	$ 244.46	$ 1,356.70
2044	$ 778.74	$ 333.49	$ 249.35	$ 1,361.59
2045	$ 810.20	$ 302.03	$ 254.34	$ 1,366.58
2046	$ 842.94	$ 269.30	$ 259.43	$ 1,371.66
2047	$ 876.99	$ 235.25	$ 264.61	$ 1,376.85
2048	$ 912.42	$ 199.82	$ 269.91	$ 1,382.14
2049	$ 949.28	$ 162.95	$ 275.30	$ 1,387.54
2050	$ 987.64	$ 124.60	$ 280.81	$ 1,393.05
2051	$ 1,027.54	$ 84.70	$ 286.43	$ 1,398.66
2052	$ 1,069.05	$ 43.19	$ 292.16	$ 1,404.39
Total	**$ 19,139.78**	**$ 14,227.34**	**$ 6,835.39**	**$ 40,202.52**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

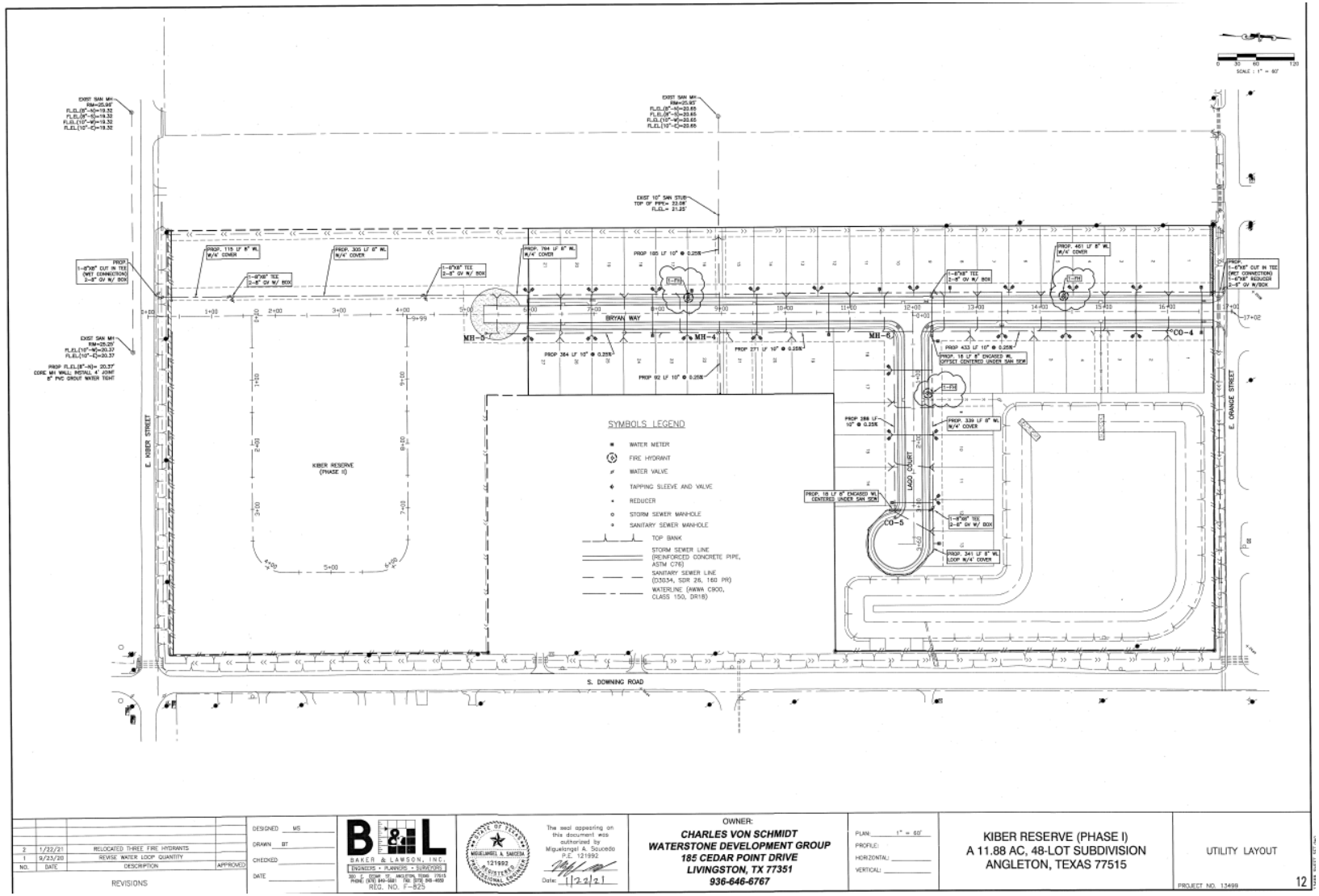
EXHIBIT G – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[1]	Estimated Buildout Value Per Unit[1]	Estimated Buildout Value	Total Assessment	Maximum Assessment per Unit	Average Annual Installment	Average Annual Installment per Unit	PID Equivalent Tax Rate
Residential Lot	93	$ 265,000	$ 24,645,000	$ 1,780,000	$ 19,140	$ 118,738	$ 1,277	$ 0.4818
	93		**$ 24,645,000**	**$ 1,780,000**		**$ 118,738**		

Footnotes:

1) Per information provided by the Owner.

EXHIBIT H – MAP OF AUTHORIZED IMPROVEMENTS



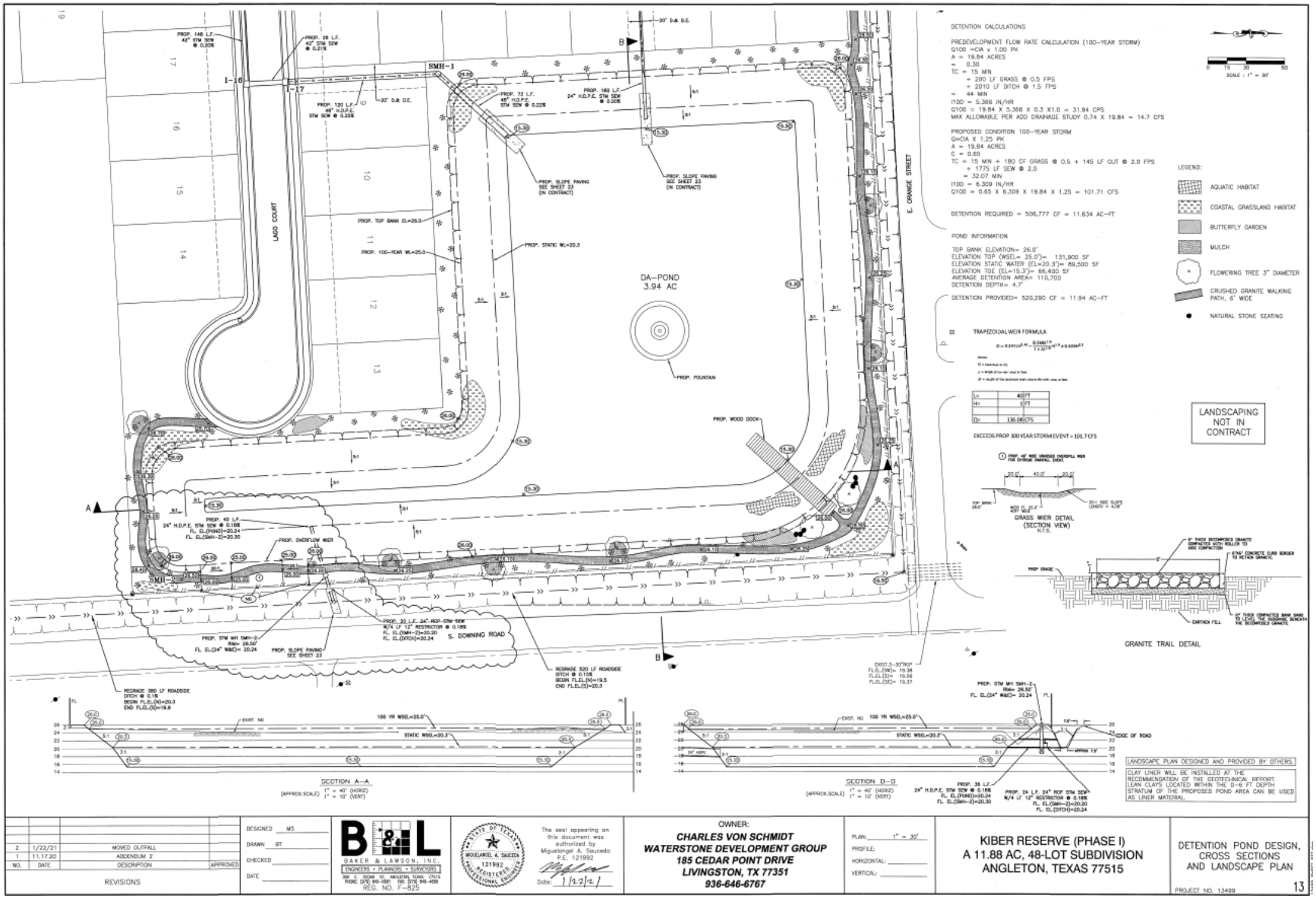

DETENTION CALCULATIONS
PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS
PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS
DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT
POND INFORMATION
TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'
DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT
TRAPEZOIDAL WEIR FORMULA
EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS
GRASS WEIR DETAIL (SECTION VIEW)
LANDSCAPING NOT IN CONTRACT
LEGEND:
AQUATIC HABITAT
COASTAL GRASSLAND HABITAT
BUTTERFLY GARDEN
MULCH
FLOWERING TREE 3" DIAMETER
CRUSHED GRANITE WALKING PATH, 6' WIDE
NATURAL STONE SEATING
GRANITE TRAIL DETAIL
DA-POND 3.94 AC
LAGO COURT
E. ORANGE STREET
S. DOWNING ROAD
SECTION A-A
SECTION D-D
LANDSCAPE PLAN DESIGNED AND PROVIDED BY OTHERS.
CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.
REVISIONS
2 1/22/21 MOVED OUTFALL
1 11.17.20 ADDENDUM 2
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
REG. NO. F-825
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515
DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
PROJECT NO. 13499
13

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
Courthouse County Clerk's Office
111 E. Locust, Suite 200
Angleton, TX 77515

Re: City of Angleton Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S. Velasco
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S. Velasco
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **NOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas, a Texas home rule municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 10, 2020, the City Council for the City, approved Resolution No. 20201110-007, creating the Kiber Reserve Public Improvement District; and

WHEREAS, the Kiber Reserve Public Improvement District consists of approximately 19.84 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about _____, 2021, the City Council approved Ordinance No. ___-2021, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Kiber Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J – ENGINEER'S OPINION OF PROBABLE COST

Kiber Reserve

Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction Items Paid							
11	500	General Conditions	L.S.	$ 3,053.00	1	$ 3,053.00	E&O
12	501	Mobilization & Construction Staking	L.S.	$ 24,187.00	1	$ 24,187.00	E&O
57	1000	General Conditions	L.S.	$ 12,050.00	1	$ 12,050.00	E&O
58	500	Construction Staking	L.S.	$ 10,000.00	1	$ 10,000.00	E&O
32	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	$ 38.00	1539	$ 62,434.00	S
33	90	Sanitary Cleanout	EA.	$ 593.00	2	$ 1,186.00	S
34	91	Sanitary Sewer Service (Short-Single)	EA.	$ 820.00	9	$ 7,380.00	S
35	91	Sanitary Sewer Service (Short-Double)	EA.	$ 845.00	8	$ 6,760.00	S
36	91	Sanitary Sewer Service (Long-Single)	EA.	$ 2,263.00	3	$ 6,789.00	S
37	91	Sanitary Sewer Service (Long-Single) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,263.00	1	$ 2,263.00	S
38	91	Sanitary Sewer Service (Long-Double)	EA.	$ 2,255.00	7	$ 15,785.00	S
39	91	Sanitary Sewer Service (Long-Double) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,255.00	4	$ 9,020.00	S
26	86	Sanitary Sewer Manhole (0'-5')	EA.	$ 2,397.00	3	$ 7,191.00	S
1	4	Swale Excavation in 15' easement (Spread Material on Site)	L.F.	$ 3.00	2390	$ 7,170.00	SD
2	4	Regrade Dowling and Orange St Roadside Ditch (Spread Material on Site)	L.F.	$ 3.00	2220	$ 6,660.00	SD
4	4	Retention Pond Excavation (Includes Lot Grading, 30" RCP Removal, Asphalt Road	C.Y.	$ 5.35	28652	$ 153,288.20	SD
5	75	Slope Paving (outfall)	EA	$ 4,290.00	1	$ 4,290.00	SD
6	85	Storm Sewer Manholes	EA.	$ 2,948.00	1	$ 2,948.00	SD
7	90	24" Storm Sewer (HDPE Outfall)	L.S.	$ 85.00	36	$ 3,060.00	SD
8	90	24" Storm Sewer (RCP Outfall)	L.F.	$ 122.00	124	$ 15,128.00	SD
9	90	12" PVC Restrictor	L.F.	$ 123.00	4	$ 492.00	SD
13	2000	Storm Water Pollution Prevention Plan	L.S.	$ 1,650.00	1	$ 1,650.00	SD
14	4	Lot Grading (Spread Utility Spoils on Lot and behind curb)	C.Y.	$ 5.00	1825	$ 9,125.00	SD
23	75	Slope Paving (outfall)	EA	$ 7,095.00	2	$ 14,190.00	SD
24	85	Inlets (Type C - L=5')	EA.	$ 3,440.00	9.0	$ 30,960.00	SD
25	85	Storm Sewer Manholes	EA.	$ 5,894.00	1	$ 5,894.00	SD
27	90	18" Storm Sewer (Under Pavement)	L.F.	$ 62.00	84	$ 5,208.00	SD
28	90	24" Storm Sewer (HDPE Outfall to Pond)	L.F.	$ 61.00	160	$ 9,760.00	SD
29	90	36" Storm Sewer (Under Pavement)	L.F.	$ 101.00	128	$ 12,928.00	SD
30	90	42" Storm Sewer (Under Pavement)	L.F.	$ 120.00	678	$ 85,680.00	SD
31	90	48" Storm Sewer (HDPE Outfall)	L.F.	$ 109.00	192	$ 20,928.00	SD
54	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	$ 0.10	1200	$ 120.00	SD
60	2000	Storm Water Pollution Prevention Plan	L.S.	$ 7,912.00	1	$ 7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
		Change order #1 - Utilities	L.S.	$ 20,695.00	1	$ 6,904.00	SD
		Change order #2 - Utilities	L.S.	$ 6,850.00	1	$ 6,850.00	SD
		Change order #3 - Utilities	L.S.	$ 9,900.00	1	$ 9,900.00	SD
		Change Order #1 Dirt		$18,195.50	1	$18,195.50	SD
3	4	Roadway Excavation (Includes Lot Grading)	C.Y.	$ 4.14	1465	$ 6,065.10	SS
15	30	6" Lime Stabilized Subgrade	S.Y.	$ 5.00	5225	$ 26,125.00	SS
16	30	Lime (7% by Weight)	Ton	$ 200.00	82	$ 16,400.00	SS
17	33	8" Limestone	S.Y.	$ 65.00	380	$ 24,700.00	SS
18	60	2" Hot Mix Asphlatic Concrete Pavement	S.Y.	$ 50.00	380	$ 19,000.00	SS
19	70	Concrete Pavement 6" Thick	S.Y.	$ 48.00	5274	$ 253,152.00	SS
20	70	Concrete Curb (4" to 6")	L.F.	$ 3.50	3380	$ 11,830.00	SS
21	70	Mailboxes Foundations (3 Ea.)	EA	$ 1,500.00	2	$ 3,000.00	SS
22	74	Wheelchair Ramps	EA	$ 2,000.00	3	$ 6,000.00	SS
	501	Striping/Marking	EA.	$ 560.00	1	$ 560.00	SS
	501	Stop Sign	EA.	$ 2,250.00	1	$ 2,250.00	SS
	501	Speed Limit Sign	EA.	$ 750.00	1	$ 750.00	SS
	501	Type II Barricade	EA.	$ 1,460.00	1	$ 1,460.00	SS
40	111	6" FH Lead (6' Long)	EA	$ 106.00	3	$ 318.00	W
41	111	8" Waterline	L.F.	$ 18.00	2364	$ 42,552.00	W
42	111	16" Steel Casing on 8" Waterline	L.F.	$ 69.00	36	$ 2,484.00	W
43	111	Fittings (Includes Restraints & Bolt Pack)	TON	$ 2,751.00	1.5	$ 4,126.50	W
44	112	Water Line Service (Short-Single)	EA.	$ 419.00	6	$ 2,514.00	W
45	112	Water Line Service (Short-Double)	EA.	$ 462.00	11	$ 5,082.00	W
46	112	Water Line Service (Long- Single)	EA.	$ 1,198,00	4	$ 4,792.00	W
47	112	Water Line Service (Long-Double)	EA.	$ 1,261.00	9	$ 11,349.00	W
48	115	6" Gate Valve w/ Box	EA.	$ 857.00	5	$ 4,285.00	W
49	115	8" Gate Valve w/ Box	EA.	$ 1,189.00	10	$ 11,890.00	W
50	111	8" X 8" Wet Connection	EA.	$ 1,991.00	1	$ 1,991.00	W
51	111	6" X 6" Wet Connection	EA.	$ 2,045.00	1	$ 2,045.00	W
52	116	Fire Hydrant	EA.	$ 3,494.00	4	$ 13,976.00	W
Total Construction Completed						**$1,086,035**	
		Engineering and Platting	L.S.	1	$78,636	$78,636	E&O
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$21,363	$21,363	E&O
		Lot Staking	L.S.	1	$3,255	$3,255	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Completed Non Contruction						**$108,182**	

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction to be completed							
45	1000	General Conditions	L.S.	1	$ 12,050.00	$12,050.00	E&O
49		Performance and Payment Bonds 2%	L.S.	1	$15,539.30	$15,539.30	E&O
46	1000	Construction Staking	L.S.	1	$10,000.00	$10,000.00	E&O
19	90	8" Sanitary Sewer (0' to 5' Depth)	L.F.	1014	$ 19.90	$20,178.60	S
20	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	84	$ 38.00	$3,192.00	S
21	90	8" Sanitary Sewer (Encased Road Bore under Kiber)	L.F.	44	90	$3,960.00	S
22	90	8" Sanitary Connection to Sanitary MH on Kiber	EA.	1	$ 3,000.00	$3,000.00	S
23	90	8" Sanitary D.I. joint through Storm Manhole	EA.	2	2000	$4,000.00	S
24	90	Sanitary Cleanout	EA.	3	593	$1,779.00	S
26	91	Sanitary Sewer Service (Short-Double)	EA.	6	$ 845.00	$5,070.00	S
27	91	Sanitary Sewer Service (Long-Single)	EA.	2	$ 2,263.00	$4,526.00	S
28	91	Sanitary Sewer Service (Lon-Double)	EA.	14	$ 2,263.00	$31,682.00	S
13	86	Sanitary Sewer Manhole (0'-5')	EA.	3	2397	$7,191.00	S
1	2	Demo and Haul 385 SY Asphalt Pavement	EA.	1	$ 400.00	$400.00	SD
2	4	Backfill Temporary Swales (1.5 ft Deep, 3:1 Slopes)	LF	720	$ 10.00	$7,200.00	SD
3	4	Excavate and Spread Utility Spoils in Temporary Swales	C.Y.	1000	5	$5,200.00	SD
10	85	Inlets (Type C - L=5')	EA.	10	$ 3,440.00	$34,400.00	SD
11	85	Storm Sewer Manholes	EA.	2	$ 5,894.00	$11,788.00	SD
12	85	Type A Inlet	EA	1	3300	$3,300.00	SD
14	90	24" RCP Culvert	L.F.	101	74	$7,474.00	SD
15	90	18" Storm Sewer (Under Pavement)	L.F.	126	$ 62.00	$7,812.00	SD
16	90	24" Storm Sewer (Under Pavement)	L.F.	644	$ 74.00	$47,656.00	SD
17	90	30" Storm Sewer (Under Pavement)	L.F.	204	$ 88.00	$17,952.00	SD
18	90	36" Storm Sewer (Under Pavement)	L.F.	120	$ 101.00	$12,120.00	SD
42	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	1176	$ 0.10	$117.60	SD
48	2000	Storm Water Pollution Prevention Plan	L.S.	1	$ 7,912.00	$7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
48	SPL-3	Monuments	L.S.	1	10860	$10,860.00	SS
47	1000	Type III Barricades	EA.	2	1460	$2,920.00	SS
48	SPL-1	Pond Fountain	L.S.	1	8850	$8,850.00	SS
48	SPL-4	Pond Amenities	L.S.	1	50000	$50,000.00	SS
4	4	Roadway Excavation (Includes Lot Grading)	C.Y.	1,800	$ 10.00	$18,000.00	SS
5	30	6" Lime Stabilized Subgrade	S.Y.	6,200	5	$31,000.00	SS
6	30	Lime (7% by Weight)	Ton	100	$ 200.00	$20,000.00	SS
7	70	Concrete Pavement 6" Thick	S.Y.	5400	$ 48.00	$259,200.00	SS
8	70	Concrete Curb (4" to 6")	L.F.	3040	$ 3.50	$10,640.00	SS
	70	Sidewalks Adjacent to Reserve	S.Y.	94	$ 66.00	$6,204.00	SS
9	74	Wheelchair Ramps	EA	6	$ 2,000.00	$12,000.00	SS
41	204	Striping and Pavement Markings (12" Thermoplastic Stop Bar)	LF	36	$ 20.00	$720.00	SS
43	501	Stop Signs w/ Street Names	EA.	3	$ 750.00	$2,250.00	SS
44	501	Speed Limit Signs	EA.	3	750	$2,250.00	SS
48	SPL-2	Mailboxes	L.S.	1	15500	$15,500.00	SS
29	111	6" FH Lead	EA	2	$ 250.00	$500.00	W
30	111	8" Waterline	L.F.	1,244	$ 18.00	$22,392.00	W
31	111	Fittings	TON	1	$ 2,751.00	$2,751.00	W
32	111	18" Steel Casing for 8" WL	EA.	1	$ 1,242.00	$1,242.00	W
33	112	Water Line Service (Short-Single)	EA.	5	$ 419.00	$2,095.00	W
34	112	Water Line Service (Short-Double)	EA.	13	$ 462.00	$6,006.00	W
36	112	Water Line Service (Long-Double)	EA.	6	$ 1,261.00	$7,566.00	W
37	115	6" Gate Valve w/ Box	EA.	3	$ 857.00	$2,571.00	W
38	116	Remove and Reinstall Fire Hydrant to access Storm Sewer	EA.	1	$ 2,500.00	$2,500.00	W
39	116	Fire Hydrant	EA.	2	$ 3,494.00	$6,988.00	W
40	117	Remove 8" WL Plug and Connect to exist 8" Gate Valve	EA.	2	$ 1,000.00	$2,000.00	W
		15% Contingency	L.S.	1	$116,544.78	$116,544.78	All categories grossed up 15%
Estimated Total Construction To Be Completed						**$**	**909,049.28**

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Non-construction to be completed							
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$13,695	$13,695	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Estimated Non-Construction Total						**$**	**18,623.00**

SS- Streets & Sidewalk	**$821,686**
SD- Stormsewer/Drainage	**$602,572**
W- Water	**$164,016**
S- Sewer	**$203,387**
E&O - Engineering/Other	**$213,684**
Continency on Estimated ConstructionTotal	**$116,545**
Total	**$2,121,890**

NAME: Miguel Sauceda

ADDRESS: 300 E Cedar

PHONE NO.: 979 849 6681

DATE: 7/13/21

ATTEST:

Seal, if Corporation

EXHIBIT K – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: $19,139.78

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Kiber Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 161.29	$ 161.29
2023	$ 338.99	$ 773.25	$ 164.52	$ 1,276.75
2024	$ 352.69	$ 759.55	$ 167.81	$ 1,280.04
2025	$ 366.93	$ 745.30	$ 171.16	$ 1,283.40
2026	$ 381.76	$ 730.48	$ 174.59	$ 1,286.82
2027	$ 397.18	$ 715.06	$ 178.08	$ 1,290.32
2028	$ 413.23	$ 699.01	$ 181.64	$ 1,293.88
2029	$ 429.92	$ 682.32	$ 185.27	$ 1,297.51
2030	$ 447.29	$ 664.95	$ 188.98	$ 1,301.21
2031	$ 465.36	$ 646.88	$ 192.76	$ 1,304.99
2032	$ 484.16	$ 628.08	$ 196.61	$ 1,308.85
2033	$ 503.72	$ 608.52	$ 200.54	$ 1,312.78
2034	$ 524.07	$ 588.17	$ 204.56	$ 1,316.79
2035	$ 545.24	$ 566.99	$ 208.65	$ 1,320.88
2036	$ 567.27	$ 544.97	$ 212.82	$ 1,325.06
2037	$ 590.19	$ 522.05	$ 217.08	$ 1,329.31
2038	$ 614.03	$ 498.20	$ 221.42	$ 1,333.65
2039	$ 638.84	$ 473.40	$ 225.85	$ 1,338.08
2040	$ 664.65	$ 447.59	$ 230.36	$ 1,342.60
2041	$ 691.50	$ 420.74	$ 234.97	$ 1,347.21
2042	$ 719.44	$ 392.80	$ 239.67	$ 1,351.91
2043	$ 748.50	$ 363.73	$ 244.46	$ 1,356.70
2044	$ 778.74	$ 333.49	$ 249.35	$ 1,361.59
2045	$ 810.20	$ 302.03	$ 254.34	$ 1,366.58
2046	$ 842.94	$ 269.30	$ 259.43	$ 1,371.66
2047	$ 876.99	$ 235.25	$ 264.61	$ 1,376.85
2048	$ 912.42	$ 199.82	$ 269.91	$ 1,382.14
2049	$ 949.28	$ 162.95	$ 275.30	$ 1,387.54
2050	$ 987.64	$ 124.60	$ 280.81	$ 1,393.05
2051	$ 1,027.54	$ 84.70	$ 286.43	$ 1,398.66
2052	$ 1,069.05	$ 43.19	$ 292.16	$ 1,404.39
Total	**$ 19,139.78**	**$ 14,227.34**	**$ 6,835.39**	**$ 40,202.52**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discuss, consider and act on an ordinance adopting the service and assessment plan and proposed assessment roll for the City of Angleton Kiber Reserve Public Improvement District (PID).

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

The developer of Kiber Reserve, Waterstone Development on behalf of Peltier Family Trust presented a PID petition to city council on October 13, 2020 at which time a public hearing was held which was continued until November 10, 2020. On November 10, 2020, following discussion on 380 Agreements, assessments, and Public Improvement Districts, City Council approved the creation of the Kiber Reserve Public Improvement District Number 2 under the provisions of Chapter 372 of the Texas Local Government Code.

A development agreement was approved and executed by the City and Waterstone Development on June 28, 2021. A Reimbursement Agreement is in the process of being prepared as required and authorized by Section 372.023(d)(l) of the Local Government Code.

This is a reimbursement PID/Cash flow PID, not a bond PID. The process to levy assessments requires 2 city council meetings. The Cost Determination Resolution which included the Preliminary Service and Assessment Plan and Proposed Assessment Roll was considered and approved by Council on August 24, 2021.

The Service Assessment Plan ("SAP") includes the determination of costs for the identified improvements designed, constructed, and installed by or at the direction of the Developer and the City that confer a special benefit on the Assessed Property (Kiber Reserve). The action taken by Council on the Resolution enabled filing of the SAP and Proposed Assessment Roll with the City Secretary which was then available for review by the public.

Mr. John Snyder with P^{3}Works provided the following information for the Kiber Reserve PID:

> The SAP shows a $1,780,000 total assessment, or $19,140 per lot. The resulting annual installment of $1,277 per lot equates to a $0.4818 equivalent tax rate per $100/AV. When combined with the

tax rates of other taxing jurisdictions (City, County, AISD, etc.) the total equivalent tax rate is $3.226. No PID Bonds are anticipated to be issued, and the annual installments will be paid to the developer pursuant to the Reimbursement Agreement. The financing structure outlined in the SAP appears to be feasible and complies with the PID Act..

The final SAP accompanies this agenda summary.

RECOMMENDATION:

Staff recommends approval of the ordinance adopting the service and assessment plan and assessment roll for the City of Angleton Kiber Reserve PID subject to any final revisions by the City Attorney.

SUGGESTED MOTION:

I move we approve the ordinance adopting the service and assessment plan and assessment roll for the City of Angleton Kiber Reserve PID subject to any final revisions by the City Attorney.

ORDINANCE NO. 20211012-015

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS APPROVING THE SERVICE AND ASSESSMENT PLAN AND PROPOSED ASSESSMENT ROLL FOR THE CITY OF ANGLETON KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Angleton (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, Chapter 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City has received a petition (the "Petition") requesting the creation of the City of Angleton Kiber Reserve Public Improvement District (the "PID"), held a public hearing on October 13, 2020 and November 10, 2020 and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed and adopted Resolution No. 20201110-007 establishing the City of Kiber Reserve Public Improvement District; and

WHEREAS, the City Council held a public hearing on the assessment determination and levying the assessment on October 12, 2021 as required by Texas Local Government Code Sections 372.016 and 372.017;

WHEREAS, the City Council heard no objection to the assessment and wishes to adopt the Preliminary Service and Assessment Plan and Proposed Assessment Roll with respect to the PID;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts recited in the preamble hereto are found to be true and correct.

SECTION 2. A public hearing was held on October 12, 2021 following publication of the notice of public hearing and no objections were heard regarding the proposed assessment.

SECTION 3. The Service and Assessment Plan and Proposed Assessment Roll attached to this Ordinance as Exhibit "A" is hereby approved and adopted on behalf of the PID, the Mayor, City Council and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

SECTION 4. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred and No/100 Dollars ($500.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense.

SECTION 5. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 6. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 7. This Ordinance shall be effective immediately after its passage.

SECTION 8: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____

Jason Perez
Mayor

ATTEST:

_____

Frances Aguilar, TRMC, MMC
City Secretary

Kiber Reserve
Public Improvement District

SERVICE AND ASSESSMENT PLAN

OCTOBER 12, 2021

AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents 1
Introduction 2
Section I: Definitions 3
Section II: The District 7
Section III: Authorized Improvements 7
Section IV: Service Plan 8
Section V: Assessment Plan 8
Section VI: Terms of the Assessments 10
Section VII: Assessment Roll 14
Section VIII: Additional Provisions 15
Exhibits 17
Exhibit A – District legal Description and District Map 18
Exhibit B – Authorized Improvements 19
Exhibit C – Service Plan 20
Exhibit D – Sources and Uses of Funds 21
Exhibit E – Assessment Roll 22
Exhibit F-1 – District Projected Annual Installments 23
Exhibit F-2 – Residential Lot Projected Annual Installments 24
Exhibit G – Maximum Assessment and Tax Rate equivalent 25
Exhibit H – Map of Authorized Improvements 26
Exhibit I – Form of Notice of Assessment Termination 28
Exhibit J – Engineer's Opinion of Probable Cost 31
Exhibit K – Residential Lot Buyer Disclosure 36

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 10, 2020, the City passed and approved Resolution No. 20201110-007 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 19.84 acres located within the corporate limits of the City, as described by metes and bounds and depicted on **Exhibit A**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel of Assessed Property within the District determined by the method chosen by the City. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is included as **Exhibit E**.

SECTION I: DEFINITIONS

"Actual Costs" mean with respect to Authorized Improvements, the Owner's demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the total amount of Authorized Improvements as set forth in this Service and Assessment Plan. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of costs; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, and governmental fees and charges.

"Administrator" means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act; and (8) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means, with respect to each Parcel, the annual installment payment of an Assessment as calculated by the Administrator, approved by the City Council, and shown on an Assessment Roll, and includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to the PID Act, the Assessment Ordinance, and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the principal portion of the Annual Installments to be collected in all years.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Initial Parcel as shown on an Assessment Roll.

"Assessment Plan" means the methodology employed to determine the Assessments for the Actual Costs of the Authorized Improvements against Assessed Property based on the special benefits conferred on such Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

"Assessment Roll" means any assessment roll for Assessed Property, including the Assessment Roll attached as **Exhibit E**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates in connection with any Annual Service Plan Update.

"Authorized Improvements" means those public improvements authorized by Section 372.003 of the PID Act and described in **Section III** which are constructed for the special benefit of the property within the District, and which estimated costs are shown on **Exhibit B**.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"District" means the Kiber Reserve Public Improvement District containing approximately 19.84 acres located within the corporate limits of the City, which is legally described by metes and bounds and depicted on **Exhibit A**.

"District Formation Costs" means the costs and expenses directly associated with forming the District, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, City costs, first year Annual Collection Costs, and any other cost or expense directly associated with the establishment of the District.

"Initial Parcel" means the approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**.

"Lot" means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat.

"Maximum Assessment" means, for each Residential Lot, $19,139.78, which amount shall be reduced annually based on the principal paid as part of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed, or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

"**Notice of Assessment Termination**" means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit I**.

"Owner" means Waterstone Development Group, LLC., a Texas limited liability company, including its successors and assigns.

"Parcel" or **"Parcels"** means a specific property within the District identified by any of the following: (i) by a tax map identification number assigned by the Brazoria County Appraisal District for real property tax purposes, (ii) by metes and bounds description, (iii) by lot and block number in a final subdivision plat recorded in the official public records of the County, or (iv) by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Prepayment Costs" means interest, Delinquent Collection Costs and Annual Collection Costs to the date of Prepayment.

"Reimbursement Agreement" means that certain "PID Reimbursement Agreement – Kiber Reserve Public Improvement District," effective October 12, 2021 by and between the City and

the Owner, in which the Owner agrees to construct the Authorized Improvements and to fund certain Actual Costs of the Authorized Improvements, and the City agrees to reimburse the Owner for Actual Costs of the Authorized Improvements paid solely from the revenue collected by the City from Assessments, including Annual Installments.

"Reimbursement Obligation" means an amount not to exceed $1,780,000 secured by the Assessments to be paid to the Owner pursuant to the Reimbursement Agreement. The Annual Installments for the Reimbursement Obligation are shown on **Exhibit F-1**.

"Residential Lot" means a Lot in the District which is anticipated to contain a single family home.

"Service and Assessment Plan" means this Kiber Ranch Public Improvement District Service and Assessment Plan as updated, amended or supplemented from time to time.

"Service Plan" means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

SECTION II: THE DISTRICT

The District includes approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**. Development of the District is anticipated to include 93 Residential Lots.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. All Authorized Improvements will be designed and constructed in accordance with City standards and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

A. Authorized Improvements

- *Street*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage and striping, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, manholes, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances to provide storm drainage for all Lots within the District.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Water*

  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork,

excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, construction management, contingency, and District Formation Costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act requires the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner, as the owner of Assessed Property within the District, and all future owners and developers of Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the Actual Costs of the Authorized Improvements shall be allocated entirely to the Initial Parcel. Upon subdivision of the Initial Parcel, the cost of the Authorized Improvements shall be reallocated further as described in **Section VI**.

B. Assessments

Assessments will be levied on the Initial Parcel in the amount shown on the Assessment Roll, attached hereto as **Exhibit E**. The projected Annual Installments for the District and each Residential Lot are shown on **Exhibit F-1** and **Exhibit F-2**, respectively. Upon subdivision of the Initial Parcel by the recording of a final plat in the official public records of the County, Assessments will be reallocated pursuant to **Section VI**.

The projected Assessment and Annual Installment shown on **Exhibit F-1** and **Exhibit F-2** are preliminary and are subject to change based on the land uses contained within the final plat, but in no case will the Assessment for any Residential Lot exceed the Maximum Assessment.

Under the Reimbursement Agreement, Assessments, including Annual Installments, may only be used to pay the Actual Costs of the Authorized Improvements based on the special benefit conferred on the Assessed Property by the Authorized Improvements. Revenue generated from the levy of an Assessment, including the collection of Annual Installment, from a Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- The estimated total cost of the Authorized Improvements equal $2,121,890 as shown on **Exhibit B**.
- The Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Cost of the Authorized Improvements.
- The Initial Parcel is allocated 100% of the Assessments, which equal $1,780,000, levied for the Authorized Improvements, as shown on the Assessment Roll attached hereto as **Exhibit E**.

- The special benefit (≥ $2,121,890) received by the Initial Parcel from the Authorized Improvements is equal to or greater than the amount of the Assessments ($1,780,000) levied on the Initial Parcel for payment of the Actual Costs of the Authorized Improvements.
- At the time the City Council adopted the Assessment Ordinance and approved the Service and Assessment Plan, the Owner owned 100% of the Initial Parcel. The Owner, as the owner of 100% of the Initial Parcel, acknowledged that the Authorized Improvements confer a special benefit on the Initial Parcel and consented to the imposition of the Assessments to pay for the Actual Costs of the Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the approval of the Service and Assessment Plan and the adoption of the Assessment Ordinance, and (3) the levying of Assessments on the Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Prior to the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be billed and collected in the same manner as ad valorem taxes in the amounts set forth in each Annual Service Plan Update. Following the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division

Upon the division of any Assessed Property (with or without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the number of Residential Lots within the newly divided Assessed Property
D = the sum of the number of Residential Lots for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Mandatory Prepayment of Assessments

If any Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring such Assessed Property shall pay to the City the full amount of the Assessment on such Assessed Property, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of any Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the change in status.

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Residential Lot to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Residential Lot will exceed the Maximum Assessment, then (i) the Assessment applicable to each Residential Lot exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the obligation under the Reimbursement Agreement shall be reduced by the amount of the Maximum Assessment multiplied by the number of Residential Lots.

D. Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit I**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** shows the projected Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Brazoria County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of

Annual Installments. The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the Assessment. Assessments, or Annual Installment therefor that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by this Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of the Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the portion of the $100 Assessment that would have been allocated to the Taken Property prior to its reallocation is $10 and the owner receives $8 as compensation for the Taken Property as a result of the Taking, the Owner shall be required to pay $8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the owner receives $20 in compensation for the Taken Property, the owner shall be required to pay $10 as a Prepayment of the Assessment.

Notwithstanding the previous two paragraphs, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against the Taken Property and, and the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit E**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel of Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of providing such notice and the response thereto. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A	District Legal Description and District Map
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Assessment Roll
Exhibit F-1	District Projected Annual Installments
Exhibit F-2	Residential Lot Projected Annual Installments
Exhibit G	Maximum Assessment and Tax Rate Equivalent
Exhibit H	Maps of Authorized Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J	Engineer's Opinion of Probable Cost
Exhibit K	Residential Lot Buyer Disclosure

EXHIBIT A – DISTRICT LEGAL DESCRIPTION AND DISTRICT MAP

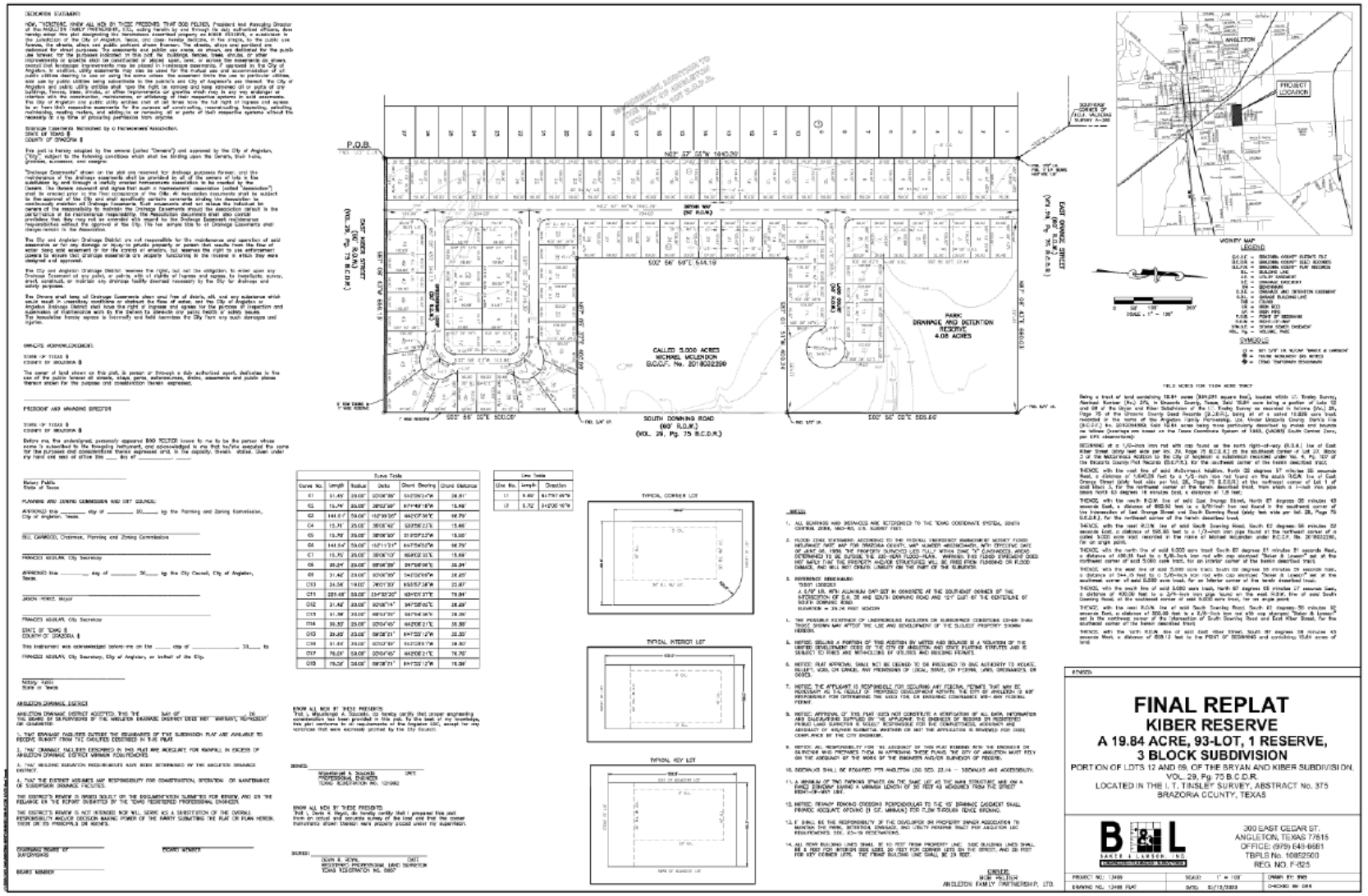


EXHIBIT B – AUTHORIZED IMPROVEMENTS

Authorized Improvements	Total Costs
Streets	$ 821,686
Storm Drainage	602,572
Sanitary Sewer	203,387
Water	164,016
Soft Costs	330,229
Total	**$ 2,121,890**

Notes: See Exhibit K for detailed Engineer's Opinion of Probable Cost

EXHIBIT C – SERVICE PLAN

Annual Installments[1]		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		$ -	$ 31,526.10	$ 32,799.75	$ 34,124.86	$ 35,503.51
Interest		$ -	$ 71,912.00	$ 70,638.35	$ 69,313.24	$ 67,934.59
	(1)	$ -	$ 103,438.10	$ 103,438.10	$ 103,438.10	$ 103,438.10
Annual Collection Costs	(2)	$ 15,000.00	$ 15,300.00	$ 15,606.00	$ 15,918.12	$ 16,236.48
Total Annual Installment	**(3) = (1) + (2)**	**$ 15,000.00**	**$ 118,738.10**	**$ 119,044.10**	**$ 119,356.22**	**$ 119,674.58**

Footnotes:

1) Preliminary, subject to change.

EXHIBIT D – SOURCES AND USES OF FUNDS

Sources of Funds		
PID Reimbursement Obligation	$	1,780,000
Owner Contribution		341,890
Total Sources	**$**	**2,121,890**

Uses of Funds		
Authorized Improvements		
Streets	$	821,686
Storm Drainage		602,572
Sanitary Sewer		203,387
Water		164,016
Soft Costs		330,229
	$	2,121,890
Total Uses	**$**	**2,121,890**

Footnotes:

1) Non-reimbursable to the Owner through Assessments.

EXHIBIT E – ASSESSMENT ROLL

Property ID[1]	Outstanding Assessment	Annual Installment due 1/31/22
Initial Parcel	$ 1,780,000.00	$ 15,000.00
Total	**$ 1,780,000.00**	**$ 15,000.00**

Footnotes:

1) The entire District is contained within Property ID 278118.

EXHIBIT F-1 – DISTRICT PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 15,000.00	$ 15,000.00
2023	$ 31,526.10	$ 71,912.00	$ 15,300.00	$ 118,738.10
2024	$ 32,799.75	$ 70,638.35	$ 15,606.00	$ 119,044.10
2025	$ 34,124.86	$ 69,313.24	$ 15,918.12	$ 119,356.22
2026	$ 35,503.51	$ 67,934.59	$ 16,236.48	$ 119,674.58
2027	$ 36,937.85	$ 66,500.25	$ 16,561.21	$ 119,999.31
2028	$ 38,430.14	$ 65,007.96	$ 16,892.44	$ 120,330.53
2029	$ 39,982.72	$ 63,455.38	$ 17,230.29	$ 120,668.38
2030	$ 41,598.02	$ 61,840.08	$ 17,574.89	$ 121,012.99
2031	$ 43,278.58	$ 60,159.52	$ 17,926.39	$ 121,364.49
2032	$ 45,027.03	$ 58,411.07	$ 18,284.92	$ 121,723.01
2033	$ 46,846.12	$ 56,591.97	$ 18,650.61	$ 122,088.71
2034	$ 48,738.71	$ 54,699.39	$ 19,023.63	$ 122,461.72
2035	$ 50,707.75	$ 52,730.35	$ 19,404.10	$ 122,842.20
2036	$ 52,756.34	$ 50,681.75	$ 19,792.18	$ 123,230.28
2037	$ 54,887.70	$ 48,550.40	$ 20,188.03	$ 123,626.12
2038	$ 57,105.16	$ 46,332.94	$ 20,591.79	$ 124,029.88
2039	$ 59,412.21	$ 44,025.89	$ 21,003.62	$ 124,441.72
2040	$ 61,812.46	$ 41,625.63	$ 21,423.69	$ 124,861.79
2041	$ 64,309.69	$ 39,128.41	$ 21,852.17	$ 125,290.27
2042	$ 66,907.80	$ 36,530.30	$ 22,289.21	$ 125,727.31
2043	$ 69,610.87	$ 33,827.22	$ 22,735.00	$ 126,173.09
2044	$ 72,423.15	$ 31,014.94	$ 23,189.70	$ 126,627.79
2045	$ 75,349.05	$ 28,089.05	$ 23,653.49	$ 127,091.59
2046	$ 78,393.15	$ 25,044.95	$ 24,126.56	$ 127,564.66
2047	$ 81,560.23	$ 21,877.86	$ 24,609.09	$ 128,047.19
2048	$ 84,855.27	$ 18,582.83	$ 25,101.27	$ 128,539.37
2049	$ 88,283.42	$ 15,154.68	$ 25,603.30	$ 129,041.40
2050	$ 91,850.07	$ 11,588.03	$ 26,115.36	$ 129,553.46
2051	$ 95,560.81	$ 7,877.28	$ 26,637.67	$ 130,075.77
2052	$ 99,421.47	$ 4,016.63	$ 27,170.42	$ 130,608.52
Total	**$ 1,780,000.00**	**$ 1,323,142.94**	**$ 635,691.61**	**$ 3,738,834.55**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

EXHIBIT F-2 – RESIDENTIAL LOT PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 161.29	$ 161.29
2023	$ 338.99	$ 773.25	$ 164.52	$ 1,276.75
2024	$ 352.69	$ 759.55	$ 167.81	$ 1,280.04
2025	$ 366.93	$ 745.30	$ 171.16	$ 1,283.40
2026	$ 381.76	$ 730.48	$ 174.59	$ 1,286.82
2027	$ 397.18	$ 715.06	$ 178.08	$ 1,290.32
2028	$ 413.23	$ 699.01	$ 181.64	$ 1,293.88
2029	$ 429.92	$ 682.32	$ 185.27	$ 1,297.51
2030	$ 447.29	$ 664.95	$ 188.98	$ 1,301.21
2031	$ 465.36	$ 646.88	$ 192.76	$ 1,304.99
2032	$ 484.16	$ 628.08	$ 196.61	$ 1,308.85
2033	$ 503.72	$ 608.52	$ 200.54	$ 1,312.78
2034	$ 524.07	$ 588.17	$ 204.56	$ 1,316.79
2035	$ 545.24	$ 566.99	$ 208.65	$ 1,320.88
2036	$ 567.27	$ 544.97	$ 212.82	$ 1,325.06
2037	$ 590.19	$ 522.05	$ 217.08	$ 1,329.31
2038	$ 614.03	$ 498.20	$ 221.42	$ 1,333.65
2039	$ 638.84	$ 473.40	$ 225.85	$ 1,338.08
2040	$ 664.65	$ 447.59	$ 230.36	$ 1,342.60
2041	$ 691.50	$ 420.74	$ 234.97	$ 1,347.21
2042	$ 719.44	$ 392.80	$ 239.67	$ 1,351.91
2043	$ 748.50	$ 363.73	$ 244.46	$ 1,356.70
2044	$ 778.74	$ 333.49	$ 249.35	$ 1,361.59
2045	$ 810.20	$ 302.03	$ 254.34	$ 1,366.58
2046	$ 842.94	$ 269.30	$ 259.43	$ 1,371.66
2047	$ 876.99	$ 235.25	$ 264.61	$ 1,376.85
2048	$ 912.42	$ 199.82	$ 269.91	$ 1,382.14
2049	$ 949.28	$ 162.95	$ 275.30	$ 1,387.54
2050	$ 987.64	$ 124.60	$ 280.81	$ 1,393.05
2051	$ 1,027.54	$ 84.70	$ 286.43	$ 1,398.66
2052	$ 1,069.05	$ 43.19	$ 292.16	$ 1,404.39
Total	**$ 19,139.78**	**$ 14,227.34**	**$ 6,835.39**	**$ 40,202.52**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

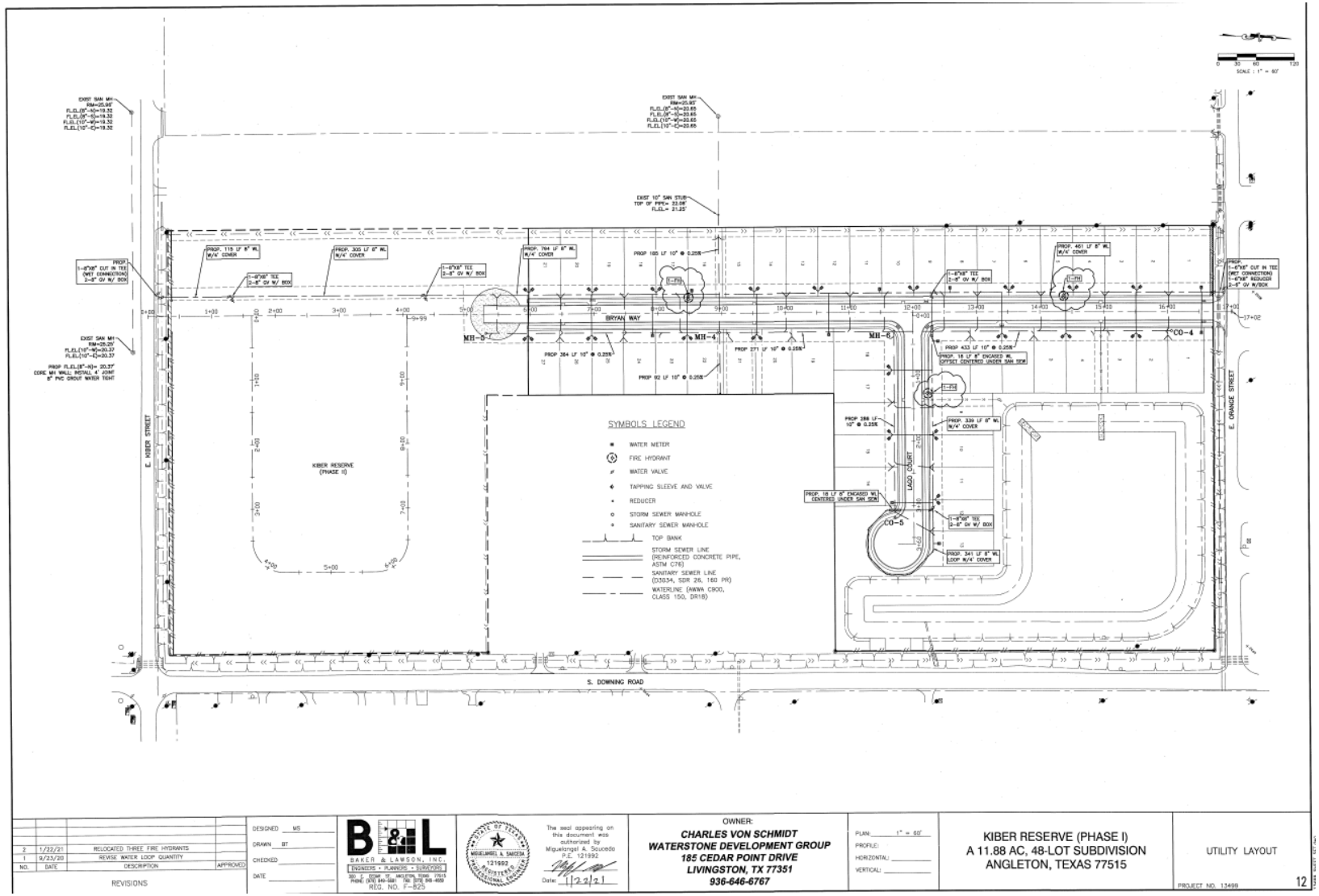
EXHIBIT G – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[1]	Estimated Buildout Value Per Unit[1]	Estimated Buildout Value	Total Assessment	Maximum Assessment per Unit	Average Annual Installment	Average Annual Installment per Unit	PID Equivalent Tax Rate
Residential Lot	93	$ 265,000	$ 24,645,000	$ 1,780,000	$ 19,140	$ 118,738	$ 1,277	$ 0.4818
	93		**$ 24,645,000**	**$ 1,780,000**		**$ 118,738**		

Footnotes:

1) Per information provided by the Owner.

EXHIBIT H – MAP OF AUTHORIZED IMPROVEMENTS



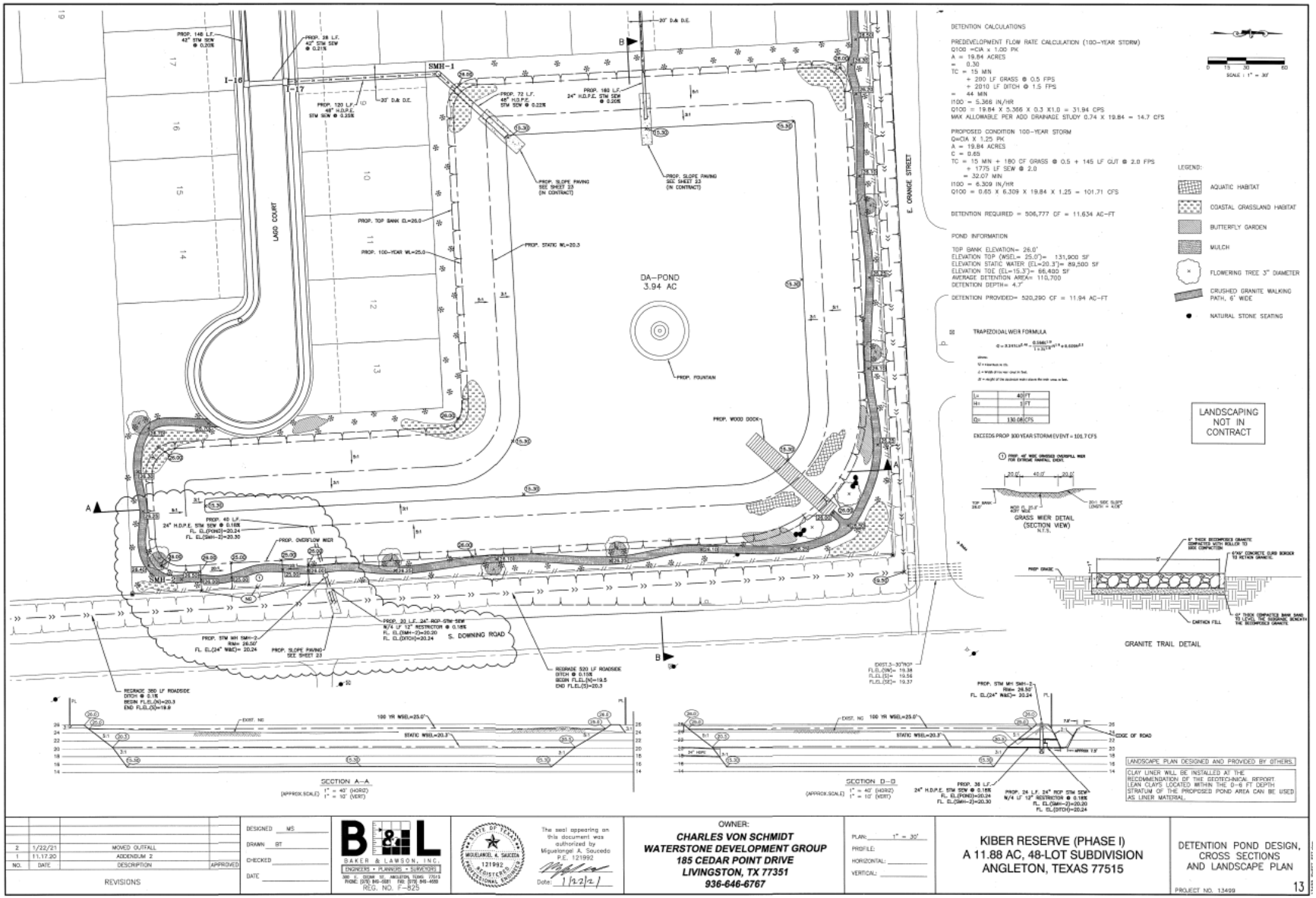

DETENTION CALCULATIONS
PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS
PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS
DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT
POND INFORMATION
TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'
DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT
TRAPEZOIDAL WEIR FORMULA
EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS
LANDSCAPING NOT IN CONTRACT
LEGEND:
AQUATIC HABITAT
COASTAL GRASSLAND HABITAT
BUTTERFLY GARDEN
MULCH
FLOWERING TREE 3" DIAMETER
CRUSHED GRANITE WALKING PATH, 6' WIDE
NATURAL STONE SEATING
DA-POND 3.94 AC
LAND COURT
E. ORANGE STREET
S. DOWNING ROAD
PROP. FOUNTAIN
PROP. WOOD DOCK
GRASS WEIR DETAIL (SECTION VIEW)
GRANITE TRAIL DETAIL
SECTION A-A
SECTION D-D
LANDSCAPE PLAN DESIGNED AND PROVIDED BY OTHERS.
CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.
REVISIONS
2 1/22/21 MOVED OUTFALL
1 11.17.20 ADDENDUM 2
DESIGNED MS
DRAWN BT
CHECKED
DATE
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
REG. NO. F-825
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767
PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515
DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
PROJECT NO. 13499
13

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
Courthouse County Clerk's Office
111 E. Locust, Suite 200
Angleton, TX 77515

Re: City of Angleton Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S. Velasco
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S. Velasco
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **NOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas, a Texas home rule municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 10, 2020, the City Council for the City, approved Resolution No. 20201110-007, creating the Kiber Reserve Public Improvement District; and

WHEREAS, the Kiber Reserve Public Improvement District consists of approximately 19.84 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about _____, 2021, the City Council approved Ordinance No. ___-2021, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Kiber Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J – ENGINEER'S OPINION OF PROBABLE COST

Kiber Reserve

Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction Items Paid							
11	500	General Conditions	L.S.	$ 3,053.00	1	$ 3,053.00	E&O
12	501	Mobilization & Construction Staking	L.S.	$ 24,187.00	1	$ 24,187.00	E&O
57	1000	General Conditions	L.S.	$ 12,050.00	1	$ 12,050.00	E&O
58	500	Construction Staking	L.S.	$ 10,000.00	1	$ 10,000.00	E&O
32	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	$ 38.00	1539	$ 62,434.00	S
33	90	Sanitary Cleanout	EA.	$ 593.00	2	$ 1,186.00	S
34	91	Sanitary Sewer Service (Short-Single)	EA.	$ 820.00	9	$ 7,380.00	S
35	91	Sanitary Sewer Service (Short-Double)	EA.	$ 845.00	8	$ 6,760.00	S
36	91	Sanitary Sewer Service (Long-Single)	EA.	$ 2,263.00	3	$ 6,789.00	S
37	91	Sanitary Sewer Service (Long-Single) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,263.00	1	$ 2,263.00	S
38	91	Sanitary Sewer Service (Long-Double)	EA.	$ 2,255.00	7	$ 15,785.00	S
39	91	Sanitary Sewer Service (Long-Double) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,255.00	4	$ 9,020.00	S
26	86	Sanitary Sewer Manhole (0'-5')	EA.	$ 2,397.00	3	$ 7,191.00	S
1	4	Swale Excavation in 15' easement (Spread Material on Site)	L.F.	$ 3.00	2390	$ 7,170.00	SD
2	4	Regrade Dowling and Orange St Roadside Ditch (Spread Material on Site)	L.F.	$ 3.00	2220	$ 6,660.00	SD
4	4	Retention Pond Excavation (Includes Lot Grading, 30" RCP Removal, Asphalt Road	C.Y.	$ 5.35	28652	$ 153,288.20	SD
5	75	Slope Paving (outfall)	EA	$ 4,290.00	1	$ 4,290.00	SD
6	85	Storm Sewer Manholes	EA.	$ 2,948.00	1	$ 2,948.00	SD
7	90	24" Storm Sewer (HDPE Outfall)	L.S.	$ 85.00	36	$ 3,060.00	SD
8	90	24" Storm Sewer (RCP Outfall)	L.F.	$ 122.00	124	$ 15,128.00	SD
9	90	12" PVC Restrictor	L.F.	$ 123.00	4	$ 492.00	SD
13	2000	Storm Water Pollution Prevention Plan	L.S.	$ 1,650.00	1	$ 1,650.00	SD
14	4	Lot Grading (Spread Utility Spoils on Lot and behind curb)	C.Y.	$ 5.00	1825	$ 9,125.00	SD
23	75	Slope Paving (outfall)	EA	$ 7,095.00	2	$ 14,190.00	SD
24	85	Inlets (Type C - L=5')	EA.	$ 3,440.00	9.0	$ 30,960.00	SD
25	85	Storm Sewer Manholes	EA.	$ 5,894.00	1	$ 5,894.00	SD
27	90	18" Storm Sewer (Under Pavement)	L.F.	$ 62.00	84	$ 5,208.00	SD
28	90	24" Storm Sewer (HDPE Outfall to Pond)	L.F.	$ 61.00	160	$ 9,760.00	SD
29	90	36" Storm Sewer (Under Pavement)	L.F.	$ 101.00	128	$ 12,928.00	SD
30	90	42" Storm Sewer (Under Pavement)	L.F.	$ 120.00	678	$ 85,680.00	SD
31	90	48" Storm Sewer (HDPE Outfall)	L.F.	$ 109.00	192	$ 20,928.00	SD
54	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	$ 0.10	1200	$ 120.00	SD
60	2000	Storm Water Pollution Prevention Plan	L.S.	$ 7,912.00	1	$ 7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
		Change order #1 - Utilities	L.S.	$ 20,695.00	1	$ 6,904.00	SD
		Change order #2 - Utilities	L.S.	$ 6,850.00	1	$ 6,850.00	SD
		Change order #3 - Utilities	L.S.	$ 9,900.00	1	$ 9,900.00	SD
		Change Order #1 Dirt		$18,195.50	1	$18,195.50	SD
3	4	Roadway Excavation (Includes Lot Grading)	C.Y.	$ 4.14	1465	$ 6,065.10	SS
15	30	6" Lime Stabilized Subgrade	S.Y.	$ 5.00	5225	$ 26,125.00	SS
16	30	Lime (7% by Weight)	Ton	$ 200.00	82	$ 16,400.00	SS
17	33	8" Limestone	S.Y.	$ 65.00	380	$ 24,700.00	SS
18	60	2" Hot Mix Asphlatic Concrete Pavement	S.Y.	$ 50.00	380	$ 19,000.00	SS
19	70	Concrete Pavement 6" Thick	S.Y.	$ 48.00	5274	$ 253,152.00	SS
20	70	Concrete Curb (4" to 6")	L.F.	$ 3.50	3380	$ 11,830.00	SS
21	70	Mailboxes Foundations (3 Ea.)	EA	$ 1,500.00	2	$ 3,000.00	SS
22	74	Wheelchair Ramps	EA	$ 2,000.00	3	$ 6,000.00	SS
	501	Striping/Marking	EA.	$ 560.00	1	$ 560.00	SS
	501	Stop Sign	EA.	$ 2,250.00	1	$ 2,250.00	SS
	501	Speed Limit Sign	EA.	$ 750.00	1	$ 750.00	SS
	501	Type II Barricade	EA.	$ 1,460.00	1	$ 1,460.00	SS
40	111	6" FH Lead (6' Long)	EA	$ 106.00	3	$ 318.00	W
41	111	8" Waterline	L.F.	$ 18.00	2364	$ 42,552.00	W
42	111	16" Steel Casing on 8" Waterline	L.F.	$ 69.00	36	$ 2,484.00	W
43	111	Fittings (Includes Restraints & Bolt Pack)	TON	$ 2,751.00	1.5	$ 4,126.50	W
44	112	Water Line Service (Short-Single)	EA.	$ 419.00	6	$ 2,514.00	W
45	112	Water Line Service (Short-Double)	EA.	$ 462.00	11	$ 5,082.00	W
46	112	Water Line Service (Long- Single)	EA.	$ 1,198,00	4	$ 4,792.00	W
47	112	Water Line Service (Long-Double)	EA.	$ 1,261.00	9	$ 11,349.00	W
48	115	6" Gate Valve w/ Box	EA.	$ 857.00	5	$ 4,285.00	W
49	115	8" Gate Valve w/ Box	EA.	$ 1,189.00	10	$ 11,890.00	W
50	111	8" X 8" Wet Connection	EA.	$ 1,991.00	1	$ 1,991.00	W
51	111	6" X 6" Wet Connection	EA.	$ 2,045.00	1	$ 2,045.00	W
52	116	Fire Hydrant	EA.	$ 3,494.00	4	$ 13,976.00	W
Total Construction Completed						**$1,086,035**	
		Engineering and Platting	L.S.	1	$78,636	$78,636	E&O
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$21,363	$21,363	E&O
		Lot Staking	L.S.	1	$3,255	$3,255	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Completed Non Contruction						**$108,182**	

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction to be completed							
45	1000	General Conditions	L.S.	1	$ 12,050.00	$12,050.00	E&O
49		Performance and Payment Bonds 2%	L.S.	1	$15,539.30	$15,539.30	E&O
46	1000	Construction Staking	L.S.	1	$10,000.00	$10,000.00	E&O
19	90	8" Sanitary Sewer (0' to 5' Depth)	L.F.	1014	$ 19.90	$20,178.60	S
20	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	84	$ 38.00	$3,192.00	S
21	90	8" Sanitary Sewer (Encased Road Bore under Kiber)	L.F.	44	90	$3,960.00	S
22	90	8" Sanitary Connection to Sanitary MH on Kiber	EA.	1	$ 3,000.00	$3,000.00	S
23	90	8" Sanitary D.I. joint through Storm Manhole	EA.	2	2000	$4,000.00	S
24	90	Sanitary Cleanout	EA.	3	593	$1,779.00	S
26	91	Sanitary Sewer Service (Short-Double)	EA.	6	$ 845.00	$5,070.00	S
27	91	Sanitary Sewer Service (Long-Single)	EA.	2	$ 2,263.00	$4,526.00	S
28	91	Sanitary Sewer Service (Lon-Double)	EA.	14	$ 2,263.00	$31,682.00	S
13	86	Sanitary Sewer Manhole (0'-5')	EA.	3	2397	$7,191.00	S
1	2	Demo and Haul 385 SY Asphalt Pavement	EA.	1	$ 400.00	$400.00	SD
2	4	Backfill Temporary Swales (1.5 ft Deep, 3:1 Slopes)	LF	720	$ 10.00	$7,200.00	SD
3	4	Excavate and Spread Utility Spoils in Temporary Swales	C.Y.	1000	5	$5,200.00	SD
10	85	Inlets (Type C - L=5')	EA.	10	$ 3,440.00	$34,400.00	SD
11	85	Storm Sewer Manholes	EA.	2	$ 5,894.00	$11,788.00	SD
12	85	Type A Inlet	EA	1	3300	$3,300.00	SD
14	90	24" RCP Culvert	L.F.	101	74	$7,474.00	SD
15	90	18" Storm Sewer (Under Pavement)	L.F.	126	$ 62.00	$7,812.00	SD
16	90	24" Storm Sewer (Under Pavement)	L.F.	644	$ 74.00	$47,656.00	SD
17	90	30" Storm Sewer (Under Pavement)	L.F.	204	$ 88.00	$17,952.00	SD
18	90	36" Storm Sewer (Under Pavement)	L.F.	120	$ 101.00	$12,120.00	SD
42	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	1176	$ 0.10	$117.60	SD
48	2000	Storm Water Pollution Prevention Plan	L.S.	1	$ 7,912.00	$7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
48	SPL-3	Monuments	L.S.	1	10860	$10,860.00	SS
47	1000	Type III Barricades	EA.	2	1460	$2,920.00	SS
48	SPL-1	Pond Fountain	L.S.	1	8850	$8,850.00	SS
48	SPL-4	Pond Amenities	L.S.	1	50000	$50,000.00	SS
4	4	Roadway Excavation (Includes Lot Grading)	C.Y.	1,800	$ 10.00	$18,000.00	SS
5	30	6" Lime Stabilized Subgrade	S.Y.	6,200	5	$31,000.00	SS
6	30	Lime (7% by Weight)	Ton	100	$ 200.00	$20,000.00	SS
7	70	Concrete Pavement 6" Thick	S.Y.	5400	$ 48.00	$259,200.00	SS
8	70	Concrete Curb (4" to 6")	L.F.	3040	$ 3.50	$10,640.00	SS
	70	Sidewalks Adjacent to Reserve	S.Y.	94	$ 66.00	$6,204.00	SS
9	74	Wheelchair Ramps	EA	6	$ 2,000.00	$12,000.00	SS
41	204	Striping and Pavement Markings (12" Thermoplastic Stop Bar)	LF	36	$ 20.00	$720.00	SS
43	501	Stop Signs w/ Street Names	EA.	3	$ 750.00	$2,250.00	SS
44	501	Speed Limit Signs	EA.	3	750	$2,250.00	SS
48	SPL-2	Mailboxes	L.S.	1	15500	$15,500.00	SS
29	111	6" FH Lead	EA	2	$ 250.00	$500.00	W
30	111	8" Waterline	L.F.	1,244	$ 18.00	$22,392.00	W
31	111	Fittings	TON	1	$ 2,751.00	$2,751.00	W
32	111	18" Steel Casing for 8" WL	EA.	1	$ 1,242.00	$1,242.00	W
33	112	Water Line Service (Short-Single)	EA.	5	$ 419.00	$2,095.00	W
34	112	Water Line Service (Short-Double)	EA.	13	$ 462.00	$6,006.00	W
36	112	Water Line Service (Long-Double)	EA.	6	$ 1,261.00	$7,566.00	W
37	115	6" Gate Valve w/ Box	EA.	3	$ 857.00	$2,571.00	W
38	116	Remove and Reinstall Fire Hydrant to access Storm Sewer	EA.	1	$ 2,500.00	$2,500.00	W
39	116	Fire Hydrant	EA.	2	$ 3,494.00	$6,988.00	W
40	117	Remove 8" WL Plug and Connect to exist 8" Gate Valve	EA.	2	$ 1,000.00	$2,000.00	W
		15% Contingency	L.S.	1	$116,544.78	$116,544.78	All categories grossed up 15%
Estimated Total Construction To Be Completed						**$**	**909,049.28**

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Non-construction to be completed							
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$13,695	$13,695	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Estimated Non-Construction Total						**$**	**18,623.00**

SS- Streets & Sidewalk	**$821,686**
SD- Stormsewer/Drainage	**$602,572**
W- Water	**$164,016**
S- Sewer	**$203,387**
E&O - Engineering/Other	**$213,684**
Continency on Estimated ConstructionTotal	**$116,545**
Total	**$2,121,890**

NAME: Miguel Sauceda

ADDRESS: 300 E Cedar

PHONE NO.: 979 849 6681

DATE: 7/13/21

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
LICENSED
PROFESSIONAL ENGINEER

ATTEST:

Seal, if Corporation

EXHIBIT K – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: $19,139.78

As the purchaser of the real property described above, you are obligated to pay assessments to City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Kiber Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 161.29	$ 161.29
2023	$ 338.99	$ 773.25	$ 164.52	$ 1,276.75
2024	$ 352.69	$ 759.55	$ 167.81	$ 1,280.04
2025	$ 366.93	$ 745.30	$ 171.16	$ 1,283.40
2026	$ 381.76	$ 730.48	$ 174.59	$ 1,286.82
2027	$ 397.18	$ 715.06	$ 178.08	$ 1,290.32
2028	$ 413.23	$ 699.01	$ 181.64	$ 1,293.88
2029	$ 429.92	$ 682.32	$ 185.27	$ 1,297.51
2030	$ 447.29	$ 664.95	$ 188.98	$ 1,301.21
2031	$ 465.36	$ 646.88	$ 192.76	$ 1,304.99
2032	$ 484.16	$ 628.08	$ 196.61	$ 1,308.85
2033	$ 503.72	$ 608.52	$ 200.54	$ 1,312.78
2034	$ 524.07	$ 588.17	$ 204.56	$ 1,316.79
2035	$ 545.24	$ 566.99	$ 208.65	$ 1,320.88
2036	$ 567.27	$ 544.97	$ 212.82	$ 1,325.06
2037	$ 590.19	$ 522.05	$ 217.08	$ 1,329.31
2038	$ 614.03	$ 498.20	$ 221.42	$ 1,333.65
2039	$ 638.84	$ 473.40	$ 225.85	$ 1,338.08
2040	$ 664.65	$ 447.59	$ 230.36	$ 1,342.60
2041	$ 691.50	$ 420.74	$ 234.97	$ 1,347.21
2042	$ 719.44	$ 392.80	$ 239.67	$ 1,351.91
2043	$ 748.50	$ 363.73	$ 244.46	$ 1,356.70
2044	$ 778.74	$ 333.49	$ 249.35	$ 1,361.59
2045	$ 810.20	$ 302.03	$ 254.34	$ 1,366.58
2046	$ 842.94	$ 269.30	$ 259.43	$ 1,371.66
2047	$ 876.99	$ 235.25	$ 264.61	$ 1,376.85
2048	$ 912.42	$ 199.82	$ 269.91	$ 1,382.14
2049	$ 949.28	$ 162.95	$ 275.30	$ 1,387.54
2050	$ 987.64	$ 124.60	$ 280.81	$ 1,393.05
2051	$ 1,027.54	$ 84.70	$ 286.43	$ 1,398.66
2052	$ 1,069.05	$ 43.19	$ 292.16	$ 1,404.39
Total	**$ 19,139.78**	**$ 14,227.34**	**$ 6,835.39**	**$ 40,202.52**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discuss, consider and act on a resolution approving and authorizing the PID Reimbursement Agreement for the Kiber Reserve PID

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Attached is a resolution approving and authorizing the PID Reimbursement Agreement for the Kiber Reserve PID. The agreement details the timing and collection of the assessments on property within the PID as well as the timing and distribution of the assessments.

RECOMMENDATION:

Staff recommends approval of the resolution approving and authorizing the PID Reimbursement Agreement for the Kiber Reserve PID subject to any revisions by the City Attorney.

SUGGESTED MOTION:

I move we approve the resolution approving and authorizing the PID Reimbursement Agreement for the Kiber Reserve PID subject to any revisions by the City Attorney.

RESOLUTION NO. 20211012-016

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS APPROVING AND AUTHORIZING THE PID REIMBURSEMENT AGREEMENT FOR THE KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT IN THE CITY OF ANGLETON, TEXAS; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City of Angleton (the "City") pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372 Texas Local Government Code (the "PID" Act), authorized the creation of the Kiber Reserve Public Improvement District pursuant to Resolution No. 2020-01110-007 on November 10, 2020; and

WHEREAS, the City entered into a Development Agreement with Waterstone Development Group LLC on December 10, 2019;

WHEREAS, the City Council considered the Kiber Reserve Public Improvement District Reimbursement Agreement on October 12, 2021 between the developer Waterstone Development Group, LLC, and the City

WHEREAS, the City Council has determined that it is necessary and in the best interests of the City to approve the Kiber Reserve Public Improvement District Reimbursement Agreement; and

WHEREAS, THE MEETING AT WHICH THIS Resolution is considered is open to the public as required by law, and the public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The facts recited in the preamble hereto are hereby found to be true and correct.

SECTION 2. The Kiber Reserve Public Improvement District Reimbursement Agreement, which is attached hereto as Exhibit "A" is incorporated herein for all purposes, is hereby approved and the Mayor is authorized to execute such Reimbursement Agreement on behalf oof the City.

SECTION 3. This Resolution shall be effective immediately upon its adoption.

SIGNATURE PAGE FOLLOWS

PASSED AND APPROVED THIS THE 12TH DAY OF OCTOBER 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A

CITY OF ANGLETON, TEXAS
PID REIMBURSEMENT AGREEMENT
KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT

This PID Reimbursement Agreement - Kiber Reserve Public Improvement District (this "Agreement") is entered into by Waterstone Development Group, LLC, a Texas limited liability company (the "Developer") and the City of Angleton, Texas (the "City"), to be effective September 14, 2021 (the "Effective Date"). The Developer and the City are individually referred to as a "Party" and collectively as the "Parties."

SECTION 1. RECITALS

1.1 WHEREAS, capitalized terms used in this Agreement shall have the meanings given to them in Section 2, unless otherwise defined herein;

1.2 WHEREAS, unless otherwise defined: (1) all references to "sections" shall mean sections of this Agreement; (2) all references to "exhibits" shall mean exhibits to this Agreement which are incorporated as part of this Agreement for all purposes; and (3) all references to "ordinances" or "resolutions" shall mean ordinances or resolutions adopted by the City Council;

1.3 WHEREAS, the Developer is a Texas limited liability company;

1.4 WHEREAS, the City is a home rule municipality;

1.5 WHEREAS, on November 10, 2020, the City Council passed and approved Resolution No. 20201110-007 (the "PID Creation Resolution") authorizing the creation of the PID pursuant to the authority of Chapter 372, Texas Local Government Code, as amended (the "Act"), covering approximately 19.84 contiguous acres within the City's corporate limits and which land is described in the PID Creation Resolution, and as described in the attached Exhibit "A";

1.6 WHEREAS, the City intends to adopt a service and assessment plan (collectively "SAP") in accordance with the Act, to specify the assessments on the land located within the PID (collectively the "Assessment Ordinance");

1.7 WHEREAS, the SAP will specify Authorized Improvements heretofore or hereafter designed, constructed, and installed by or at the direction of the Parties that confer a special benefit on the Assessed Property;

1.8 WHEREAS, the Assessment Ordinance will levy assessments against the Assessed Property in the amounts set forth on the Assessment Roll(s) contained therein;

1.9 WHEREAS, Assessments, including the Annual Installments thereof, for the Authorized Improvements will be due and payable as described in the SAP;

1.10 WHEREAS, Annual Installments shall be billed and collected by the City or it's designee;

1.11 WHEREAS, Assessment Revenue from the collection of Assessments, including the Annual Installments thereof, levied against the Assessed Property shall be deposited as provided in this Agreement;

1.12 WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(l) of the Act and the City is authorized to enter this agreement providing for the reimbursement of the costs of the authorized improvements constructed or funded by Developer;

NOW THEREFORE, for and in consideration of the mutual obligations of the Parties set forth in this Agreement, the Parties agree as follows:

SECTION 2. DEFINITIONS

2.1 "Act" is defined as Chapter 372, Texas Local Government Code, as amended.

2.2 "Actual Costs" are those as defined in the SAP.

2.3 "Annual Collection Costs" are those as defined in the SAP.

2.4 "Annual Installment" is as defined in the SAP.

2.5 "Annual SAP"is the updated SAP adopted annually in accordance with the Applicable Laws.

2.6 "Applicable Laws" means the Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States, as the same may be amended, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

2.7 "Assessed Property" is as defined in the SAP.

2.8 "Assessment" is as defined in the SAP.

2.9 "Assessment Ordinance" is as defined in the SAP.

2.10 "Assessment Revenue" means the revenues actually received by or on behalf of the City from the collection of Assessments, including Prepayments, Annual Installments, Delinquent Collection Costs and foreclosure proceeds.

2.11 "Assessment Roll" is as defined in the SAP.

2.12 "Authorized Improvements" are those defined in the SAP.

2.13 "Certificate for Payment" means a certificate (substantially in the form of Exhibit A or as otherwise approved by the Developer and the City Representative) executed by a representative of

the Developer and approved by the City Representative, delivered to the City Representative specifying the work performed and the amount charged (including materials and labor costs) for Actual Costs, and requesting payment of such amount from the Kiber Reserve PID Reimbursement Fund. Each certificate shall include supporting documentation in the standard form for City construction projects and evidence that each Authorized Improvement (or completed segment) covered by the certificate has been inspected and accepted by the City pursuant to Section 3.9.

2.14 "City Council" means the governing body of the City.

2.15 "City Representative" means the person authorized by the City Council to undertake the actions referenced herein.

2.16 "Delinquent Collection Costs" are those costs defined in the SAP.

2.17 "Developer Advances" mean advances made by the Developer to pay Actual Costs.

2.18 "Kiber Reserve PID Reimbursement Agreement Balance" are amounts equal to then-current expended amounts related to the Actual Costs of Authorized Improvements shown on each Certificate for Payment (which amounts include only Actual Costs for Authorized Improvements paid by or at the direction of the Developer) plus interest on the unpaid principal balance

2.19 "Kiber Reserve PID Reimbursement Fund" means the fund established by the City under this Agreement (and segregated from all other funds of the City) into which the City deposits Assessment Revenue.

2.20 "Maturity Date" is the earlier date of (1) thirty-five (35) years from the Effective Date of this Agreement, or (2) to the extent allowed by law, the date that the Kiber Reserve PID Reimbursement Agreement Balance is paid in full in accordance with the terms of this Agreement.

2.21 "Parcel" is as defined in the SAP.

2.22 "PID" is defined as the Kiber Reserve Public Improvement District created by the PID Creation Resolution.

2.23 "PID Administrator" is as defined in Section 4.6.

2.24 "Prepayment" is as defined in the SAP.

2.25 "SAP" is defined as *Kiber Reserve Public Improvement District Service and Assessment Plan* to be approved by the City Council as part of the Assessment Ordinance, as the same may be updated or amended from time to time by City Council action in accordance with the Act. The SAP, including a draft of the defined terms, is attached hereto as Exhibit "B."

2.26 "Transfer" and "Transferee" are defined in Section 4.12.

SECTION 3. FUNDING AUTHORIZED IMPROVEMENTS

3.1 Fund Deposits. The City shall bill, collect, and deposit into the Kiber Reserve PID Reimbursement Fund all Assessment Revenues consisting of: (1) revenue collected from the payment of Assessments (including pre-payments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection) levied against Assessed Property; and (2) revenue collected from the payment of Annual Installments (excluding Annual Collection Costs and Delinquent Collection Costs) of Assessments levied against Assessed Property. Annual Installments of the Assessments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in the same manner and at the same time as City ad valorem taxes are billed and collected. Funds in the Kiber Reserve PID Reimbursement Fund shall be used only to pay the Kiber Reserve PID Reimbursement Agreement Balance in accordance with this Agreement. The City will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens related to such Assessments to be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments for so long as a Kiber Reserve PID Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than February 15 of each year whether any Annual Installment is delinquent and if such delinquencies exist, the City will order and cause to be commenced as soon as practicable (i.e. at the time the City generally begins delinquent ad valorem tax collection efforts) any and all appropriate and legally permissible actions to collect such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action to foreclose the currently delinquent Annual Installment; provided, however, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Property.

3.2 Payment of Actual Costs. The Developer has heretofore and may hereafter elect to make Developer Advances to pay Actual Costs of such Authorized Improvements. The Developer shall also make Developer Advances to pay for cost overruns of such Authorized Improvements (after applying cost savings).

3.3 Payment of Kiber Reserve PID Reimbursement Agreement Balance. The City agrees to pay to the Developer, and the Developer shall be entitled to receive payments from the City for the Kiber Reserve PID Reimbursement Agreement Balance in accordance with the terms of this Reimbursement Agreement until the Maturity Date; provided, however, the Actual Costs shall not exceed $1,620,000.00 (excluding interest paid on such amount). Any unpaid balance of a Certificate for Payment for Actual Costs that has been approved by the City in accordance with this Agreement shall bear simple interest at the rate of: two- and one-half percent (2.5%) per annum from the Effective Date through the Maturity Date. Such interest shall begin to accrue on the unpaid Kiber Reserve PID Reimbursement Agreement Balance at the same time that interest on the unpaid Assessments levied against the Assessed Property benefitting from the Authorized Improvements contained in the Certificate for Payment begins to accrue as provided in the SAP. The interest rate has been approved by the City Council and complies with Section 372.023(e) of the Act and was determined based upon the index rate of two- and one-half percent (2.5%) reported on the fourth week of August 2021 before the effective date of this agreement in the "Bond Buyer's Index of 25 Revenue Bonds," a weekly bond index for tax-exempt bonds published in *The Bond Buyer*.

The obligation of the City to pay the Kiber Reserve PID Reimbursement Agreement Balance is payable solely from the Assessment Revenue deposited in the Kiber Reserve PID Reimbursement Fund. No other City funds, revenue, taxes, income, or property shall be used even if the Kiber Reserve PID Reimbursement Agreement Balance is not paid in full by the Maturity Date.

Assessment Revenue generated from the levy of an Assessment, including the collection of Annual Installment, from one Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

The Developer may request payment from the Kiber Reserve PID Reimbursement Fund for the Kiber Reserve PID Reimbursement Agreement Balance annually, (i) the first no earlier than 60 days after the date payment of the Annual Installments are due and payable to the City, or April 1st of each year, whichever is later, and (ii) the second no earlier than August 1 of each calendar year. The City shall make payment to the Developer from the Kiber Reserve PID Fund of the Assessment Revenue actually received by the City. In the event that a Prepayment of an Assessment is made by a property owner for the entire principal amount and interest due up to the date of the Prepayment, then the City shall notify the PID Administrator, who will prepare a lien release to be filed in the Real Property Records, and as soon as practical after the lien release is filed, remit payment to the Developer of the Assessment Revenue deposited into the Kiber Reserve PID Reimbursement Fund. If the Prepayment is made after the Annual SAP has been approved by the City Council in a given year, then the lien release will be held until the tax bills are collected and accounted for to ensure complete payment of the lien. Each payment from the Kiber Reserve PID Reimbursement Fund shall be accompanied by an accounting that certifies the Kiber Reserve PID Reimbursement Agreement Balance as of the date of the payment and that itemizes all deposits to and disbursements from the Kiber Reserve PID Reimbursement Fund since the last payment. If there is a dispute over the amount of any payment, the City shall nevertheless pay the undisputed amount, and the Parties shall use all reasonable efforts to resolve the disputed amount before the next payment is made.

3.4 Disbursements from the Kiber Reserve PID Reimbursement Fund. In order to receive disbursements from the Kiber Reserve PID Reimbursement Fund for payment of the Kiber Reserve PID Reimbursement Agreement Balance, the Developer shall execute a Certificate for Payment, no more frequently than four (4) times per calendar year, to be delivered to the City for payment in accordance with the provisions of this Agreement. Only Actual Costs for Authorized Improvements for which the City has accepted title pursuant to Section 3.9 shall be included in the Certificate for Payment. Upon receipt of a Certificate for Payment (along with all accompanying documentation required by the City) from the Developer, the City shall conduct a review in order to confirm that such request is complete, to confirm that the work for which payment is requested was performed in accordance with all Applicable Laws and applicable plans therefore and with the terms of this Agreement and any other agreement between the parties related to property in the PID, and to verify and approve the Actual Costs of such work specified in such Certificate for Payment. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Certificate for Payment. The Developer agrees to cooperate with the City in conducting each such review and to provide the City with such additional information and

documentation as is reasonably necessary for the City to conclude each such review. Within fifteen (30) business days following receipt of any Certificate for Payment, the City shall either: (1) approve the Certificate for Payment and arrange for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Certificate for Payment, specifying the basis for any such disapproval. Any disputes shall be resolved as required by Section 3.3 herein. Upon approval or partial approval of the Certificate for Payment, the City shall arrange for payment to the Developer from the Kiber Reserve PID Reimbursement Fund as quickly as practicable thereafter; provided, however, except for the final payment to the Developer, the City shall not be required to make payments to the Developer in increments of less than $5,000.

3.5 Obligations Limited. The obligations of the City under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than the Kiber Reserve PID Reimbursement Fund. No other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the Actual Costs of the Authorized Improvements, or (2) the Kiber Reserve PID Reimbursement Agreement Balance even if the Kiber Reserve PID Reimbursement Agreement Balance is not paid in full on or before the Maturity Date. None of the City or any of its elected or appointed officials or any of its officers, employees, consultants or representatives shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

3.6 Obligation to Pay from Kiber Reserve PID Reimbursement Fund. Subject to the provisions of Section 3.3 and 3.5, if the Developer is in substantial compliance with its obligations under this Agreement, then following the inspection and approval of any portion of an Authorized Improvement for which Developer seeks reimbursement of the Actual Costs by submission of a Certificate for Payment, the obligations of the City under this Agreement to pay disbursements (whether to the Developer or to any person designated by the Developer) identified in any Certificate for Payment are unconditional AND NOT subject to any defenses or rights of offset.

3.7 City Delegation of Authority. All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans and in accordance with this Agreement the Development Agreement, and any other agreement between the Parties related to property in the PID. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Authorized Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work in accordance with City ordinances and regulations and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer has sole responsibility of ensuring that all Authorized Improvements are constructed in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work in accordance with City ordinances and regulations and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ at all times adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Authorized Improvements to be acquired and

accepted by the City from the Developer. If any Authorized Improvements are or will be on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Authorized Improvements. Inspection and acceptance of Authorized Improvements will be in accordance with applicable City ordinances and regulations.

3.8 Security for Authorized Improvements. Prior to completion and conveyance to the City of any Authorized Improvements, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City's regulations for applicable Authorized Improvements, which maintenance bond shall be for a term of one year from the date of final acceptance of the applicable Authorized Improvements. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that legal counsel for the City has the right to reject any surety company regardless of such company's authorization to do business in Texas. Nothing in this Agreement shall be deemed to prohibit the Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien or judgment nor limit the remedies available to the Developer or the City with respect thereto so long as such delay in performance shall not subject the Authorized Improvements to foreclosure, forfeiture, or sale. In the event that any such lien or judgment with respect to the Authorized Improvements is contested, the Developer shall be required to post or cause the delivery of a surety bond or letter of credit, whichever is preferred by the City, in an amount reasonably determined by the City, not to exceed one hundred twenty percent (120%) of the disputed amount.

3.9 Ownership and Transfer of Authorized Improvements. The Developer shall furnish to the City a preliminary title report for land related to the Authorized Improvements to be acquired and accepted by the City from the Developer and not previously dedicated or otherwise conveyed to the City. The report shall be made available for City review and approval at least fifteen (15) business days prior to the scheduled transfer of title. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, would materially affect the City's use and enjoyment of the Authorized Improvements. If the City objects to any preliminary title report, the City shall not be obligated to accept title to the applicable Authorized Improvements until the Developer has cured the objections to the reasonable satisfaction of the City.

SECTION 4. ADDITIONAL PROVISIONS

4.1 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the Maturity Date.

4.2 No Competitive Bidding. Construction of the Authorized Improvements shall not require competitive bidding pursuant to Section 252.022(a) (9) of the Texas Local Government Code, as amended. All plans and specifications, but not construction contracts, shall be reviewed and approved, in writing, by the City prior to Developer selecting the contractor.

4.3 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City.

4.4 Audit Related to Authorized Improvements. The City Representative shall have the right, during normal business hours and upon five (5) business days' prior written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Authorized Improvements. For a period of two (2) years after completion of the Authorized Improvements, the Developer shall maintain proper books of record and account for the construction of the Authorized Improvements and all costs related thereto. Such accounting books shall be maintained in accordance with customary real estate accounting principles. The Developer shall have the right, during normal business hours, to review all records and accounts pertaining to the Assessments upon written request to the City. The City shall provide the Developer an opportunity to inspect such books and records relating to the Assessments during the City's regular business hours and on a mutually agreeable date no later than ten (10) business days after the City receives such written request. The City shall keep and maintain a proper and complete system of records and accounts pertaining to the Assessments for so long as the Kiber Reserve PID Reimbursement Agreement Balance remains unpaid.

4.5 Developer's Right to Protest Ad Valorem Taxes. Nothing in this Agreement shall be construed to limit or restrict Developer's right to protest ad valorem taxes. The Developer's decision to protest ad valorem taxes on Assessed Property does not constitute a Default under this Agreement.

4.6 PID Administration and Collection of Assessments. If the City designates an administrator who shall have the responsibilities provided in the SAP related to the duties and responsibilities of the administration of the PID (the "PID Administrator"), the City shall provide the Developer with a copy of the agreement between the City and the PID Administrator upon written request by the Developer. If the City contracts with a third-party for the collection of Annual Installments of the Assessments, the City shall provide the Developer with a copy of such agreement upon written request from the Developer.

4.7 Representations and Warranties.

4.7.1 The Developer represents and warrants to the City that: (1) the Developer has the authority to enter into and perform its obligations under this Agreement; (2) the Developer has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement; (3) the person executing this Agreement on behalf of the Developer has been duly authorized to do so; (4) this Agreement is binding upon the Developer in accordance with its terms; and (5) the execution of this Agreement and the performance by the Developer of its obligations under this Agreement do not constitute a breach or event of default by the Developer under any other agreement, instrument, or order to which the Developer is a party or by which the Developer is bound.

4.7.2 The City represents to the Developer that:(1) the City has the authority to enter into and perform its obligations under this Agreement; (2) the person executing this Agreement on behalf of the City has been duly authorized to do so; (3) this Agreement is binding upon the City in accordance with its terms; and (4) the execution of this Agreement and the performance by the City of its obligations under this Agreement do not constitute a breach

or event of default by the City under any other agreement, instrument, or order to which the City is a party or by which the City is bound.

4.8 Default/Remedies.

4.8.1 If either Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure") and such Failure is not cured after notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." If a Failure is monetary, the non-performing Party shall have ten (10) business days within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days within which to cure.

4.8.2 If the Developer is in Default, the City shall have available all remedies at law or in equity; provided, no Default by the Developer shall entitle the City to terminate this Agreement or to withhold payments to the Developer from the Kiber Reserve PID Reimbursement Fund in accordance with this Agreement.

4.8.3 If the City is in Default, the Developer shall have available all remedies at law or in equity; provided, however, no Default by the City shall entitle the Developer to terminate this Agreement.

4.8.4 The City shall give notice of any alleged Failure by the Developer to each Transferee identified in any notice from the Developer, and such Transferees shall have the right, but not the obligation, to cure the alleged Failure within the same cure periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Agreement unless the Transferee agrees in writing to be bound.

4.9 Remedies Outside the Agreement. Nothing in this Agreement constitutes a waiver by the City of any remedy the City may have outside this Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction, or installation of the Authorized Improvements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the PID. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, or subdivision requirements relating to the development property in the PID.

4.10 Personal liability of public officials, legal relations. To the extent permitted by State law no director, officer, representative, employee or agent of the City shall be personally responsible for any liability arising under or growing out of the Agreement. The developer SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS RESPECTIVE OFFICERS. DIRECTORS. EMPLOYEES. REPRESENTATIVES. AND AGENTS FROM ALL SUITS. ACTIONS. OR CLAIMS OF ANY CHARACTER BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES RECEIVED BY ANY PERSON. PERSONS. OR PROPERTY RESULTING FROM THE NEGLIGENT ACTS OF THE DEVELOPER. OR ANY OF ITS

AGENTS. OFFICERS. OR REPRESENTATIVES IN PERFORMING ANY OF THE SERVICES AND ACTIVITIES UNDER THIS AGREEMENT.

4.11 Estoppel Certificate. From time to time upon written request of the Developer, the City Administrator will execute a written estoppel certificate (1) identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; or (2) stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

4.12 Transfers. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with notice to) the City, the Developer's right, title, or interest to payments under this Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payments of the Kiber Reserve PID Reimbursement Agreement Balance (any of the foregoing, a "Transfer," and the person or entity to whom the transfer is made, a "Transferee"). Notwithstanding the foregoing, no Transfer shall be effective until notice of the Transfer is given to the City. The City may rely on notice of a Transfer received from the Developer without obligation to investigate or confirm the validity of the Transfer. The Developer waives all rights or claims against the City for any funds paid to a third party as a result of a Transfer for which the City received notice.

4.13 Applicable Law; Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply, the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. In the event of a dispute involving this Agreement, venue shall lie in any court of competent jurisdiction in Brazoria County, Texas.

4.14 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (1) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (2) 72 hours after deposited with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City: Attn: Chris Whittaker
City Manager City of Angleton
121 S. Velasco
Angleton, Texas 77515

With a copy to: City Attorney, Randle Law Office LTD. LLC
J. Grady Randle
820 Gessner, Ste. 1570
Houston, Texas 77024

To the Developer: Waterstone Development Group, LLC
185 Cedar Point Drive
Livingston, Texas 77351

With a copy to: Timothy G. Green
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

Any Party may change its address by delivering notice of the change in accordance with this section.

4.15 Conflicts; Amendment. In the event of any conflict between this Agreement and any other instrument, document, or agreement by which either Party is bound, the provisions and intent of this Agreement controls. This Agreement may only be amended by written agreement of the Parties.

4.16 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties. Additionally, if any provision of this Agreement requires revision based on the controlling definitions in the SAP (a) such conflicting provision shall be deleted from this Agreement; (b) the conflicting provision shall, to the extent possible, be rewritten to be conforming and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

4.17 Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Agreement.

4.18 Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City, the Developer, and Transferees any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City, the Developer, and Transferees.

4.19 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

4.20 Legal costs. If any Party hereto is the prevailing party in any legal proceedings against another Party brought under or with relation to this Agreement, such prevailing Party shall additionally be entitled to recover court costs and reasonable attorneys' fees from the non-prevailing Party to such proceedings.

4.21 No Waiver of Powers or Immunity. City does not waive or surrender any of its governmental powers, immunities or rights except as necessary to allow Owner to enforce its remedies under this Agreement.

4.22 Further assurances. Each Party hereby agrees that it will take all actions and execute all documents necessary to fully cany out the purposes and intent of this Agreement.

4.23 Iran. Sudan, and Foreign Terrorist Organizations. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2271.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or
https://comptroller.texas.gov/purchasing/docs/fto-list.pdf.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

4.24 No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

4.25 Employment of Undocumented Workers. During the term of this Agreement, and to the extent required under State law, the Developer agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.8.C. Section 1324a (f), the Developer shall repay the amount of the public subsidy herein within 120 days after the date the Developer is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101 (c), Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

[*Execution pages follow.]*

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

WATERSTONE DEVELOPMENT GROUP, LLC
A Texas limited liability company

By: _____

Name: _____

Title: _____

Exhibit A

CERTIFICATE FOR PAYMENT FORM

The undersigned is an agent for Waterstone Development Group, LLC, a Texas limited liability company (the "Developer") and requests from the City of Angleton, Texas (the "City") payment from the Kiber Reserve PID Reimbursement Fund in the amount of _____ for labor, materials, fees, and/or other general costs related to the creation of the PID, acquisition, or construction of certain Authorized Improvements providing a special benefit to property within the Kiber Reserve Public Improvement District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the PID Reimbursement Agreement- Kiber Reserve Public Improvement District between the Developer and the City (the "Reimbursement Agreement").

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certificate for Payment Fonn on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Authorized Improvements has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The amount listed for the Authorized Improvements below is a true and accurate representation of the Actual Costs associated with the creation of the PID, acquisition, or construction of said Authorized Improvements, and such costs (i) are in compliance with the Reimbursement Agreement, and (ii) are consistent with the SAP.

4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, and all other agreements with the City.

5. The Developer has timely paid all ad valorem taxes and annual installments of special assessments it owes or an entity the Developer controls owes, located in the PID and has no outstanding delinquencies for such assessments.

6. All conditions set forth in the Reimbursement Agreement for the payment hereby requested have been satisfied.

7. The work with respect to the Authorized Improvements referenced below (or its completed segment) has been completed, and the City has inspected such Authorized Improvements (or its completed segment).

8. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

I hereby declare that the above representations and warranties are true and correct.

WATERSTONE DEVELOPMENT GROUP, LLC
A Texas limited liability company

By: _____

Name: _____

Title: _____

Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certificate for Payment, acknowledges the Certificate for Payment, acknowledges that the Authorized Improvements (or completed segment thereof) covered by the certificate have been inspected by the City, and otherwise finds the Certificate for Payment to be in order. After reviewing the Certificate for Payment, the City approves the Certificate for Payment and the payments to be made from the Kiber Reserve PID Reimbursement Fund to the Developer or to any person designated by the Developer.

CITY OF ANGLETON, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

Exhibit B

SERVICE AND ASSESSMENT PLAN

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request from Waterstone Development, LLC for a waiver of the preliminary acceptance of public improvements and public improvement acceptance by the City of Angleton.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This item is a request from Waterstone Development, LLC for the acceptance of public improvements for phase one of the Kiber Reserve subdivision and a consideration of a waiver of the preliminary acceptance of public improvements with a one-year maintenance bond.

This subdivision has a total of 93 slots with 48 lots included in the first phase and 45 in the second phase. The construction of the first phase of lots and public improvements is complete. The City received payment in the amount of one hundred fifty-eight thousand seven hundred forty-eight dollars ($158,748.00) for the payment of phase one development fees for capacity acquisition and parkland dedication fees-in-lieu on May 21, 2021.

Public Improvement Acceptance and Preliminary Acceptance Waiver Request: The public improvements acceptance process, as described in Section 23-98(I) is a two-step process consisting of:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and

2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

Prior to the adoption of the LDC, the public improvement acceptance process consisted of final acceptance with a one-year maintenance bond.

In conjunction with the project contractor, Clear Water Utilities, Inc., and the project engineering/design consult, Baker & Lawson, City staff members from the Public Works and Development Services Department completed preliminary and final inspections for Kiber Reserve, Phase One. A punch list was developed with noted deficiencies, including an order for additional bacterial tests of the water line in the preliminary project walk through inspection. Prior to the final walk-through inspection, the City received passing bacterial test reports, and punch list items were remediated.

The City has received record drawings for Kiber Reserve Phase One that have been reviewed by HDR with no objections to final acceptance of public improvements.

RECOMMENDATION:

City staff recommends approval of a waiver of preliminary acceptance of public improvements with a one-ear maintenance bond and acceptance of public improvements for phase one.

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

May 13, 2021

Mr. Walter Reeves
Director of Development and Planning
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Re: Public Acceptance Process - Kiber Reserve Subdivision Phase 1

Dear Mr. Reeves,

We are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

> **Section 23-98. K. 1. Preliminary Acceptance to make this a final acceptance with a 1 year maintenance bond.**

After completion of the construction of the public improvements in a subdivision a field inspection is conducted and a "punch list" of repairs or corrections of deficiencies is prepared for the construction contractor. In the past, after resolution of the "punch list" items, the City accepted the improvements with a one-year maintenance bond.
With the adoption of the Land Development Code in 2018 the public improvement acceptance process changed from a one-step process to a two-step process. The acceptance process described in the LDC is:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and
2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

The developer of {subdivision name} is requesting a waiver of Section 23-98.K.1 Preliminary Acceptance and that City Council accept the public improvements with a one-year maintenance bond.

Prior to the adoption of the 2018 Land Development Code, the Contractor's one year maintenance bond was all that was required before final acceptance of the public improvements by the City.

If you have any questions or require further information please contact Baker & Lawson, Inc.

Sincerely,

Douglas B. Roesler, P.E.

President, Principal Engineer

(File: 13499/Maintenance Waiver)

DOUGLAS B. ROESLER, P.E. - Principal Engineer
300 EAST CEDAR, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

Texas Registered Engineering Firm F-825 • Texas Board Of Professional Land Surveying No. 10052500

June 16, 2021

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Public Improvements Acceptance of Kiber Reserve Section 1 Subdivision
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) is in receipt of the request for Public Acceptance of the Kiber Reserve Section 1 public improvements in accordance to the Angleton Land Development Code (LDC) Sec. 23-98 – Public Improvements Acceptance. The following are exceptions noted in review of the Public Acceptance Process Criteria:

1. A Final Inspection walkthrough was performed on May 3, 2021 to review and verify the public improvements were constructed per the approved plat and plans. A Final Inspection report was generated for items to be completed and or corrected. Completion and correction of the items noted were provided and re-inspected on May 13, 2021. No additional action is required for this item.
2. A pdf set of As-Built (Record Drawing) plans dated May 7, 2021 by the Engineer of Record have been received by the City. As a condition of the Final Acceptance, an electronic set of the As-Built plans shall be submitted in a GIS compatible format.
3. Testing reports as noted by LDC Sec. 23-98 have been received. No additional action is required for these items.
4. As a condition of Final Acceptance, a maintenance bond shall be filed with the City in accordance to the LDC Sec. 23-98.
5. As a condition of Final Acceptance, the Developer shall provide proof that there are no outstanding judgements or liens against the improvements within the public rights-of-way or against property on which easements contain public improvements.
6. As a condition of Final Acceptance, for the portion of public sidewalks constructed, the Developer shall provide the TDLR certification of compliance with Texas Accessibility Standards per LDC Sec. 23-14. A.5 Sidewalks and Accessibility.

HDR takes no objection for the request of Final Acceptance with the following exceptions noted. Please note that HDR has only reviewed the improvements for consistency with the Final Plat and Construction Plans and the general conformance of public improvements to the City requirements. It is noted that this does not release the Developer of any liability resulting from non-conformance of these items.

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

John Peterson, P.E., CFM
City Engineer

cc: Files (10283980/20-007)

PLANS FOR CONSTRUCTION OF

PAVING, DRAINAGE AND UTILITIES ON

KIBER RESERVE (PHASE I)

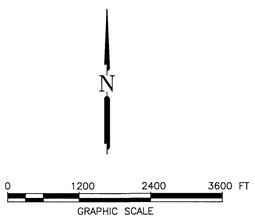
A 11.88 AC, 48-LOT SUBDIVISION

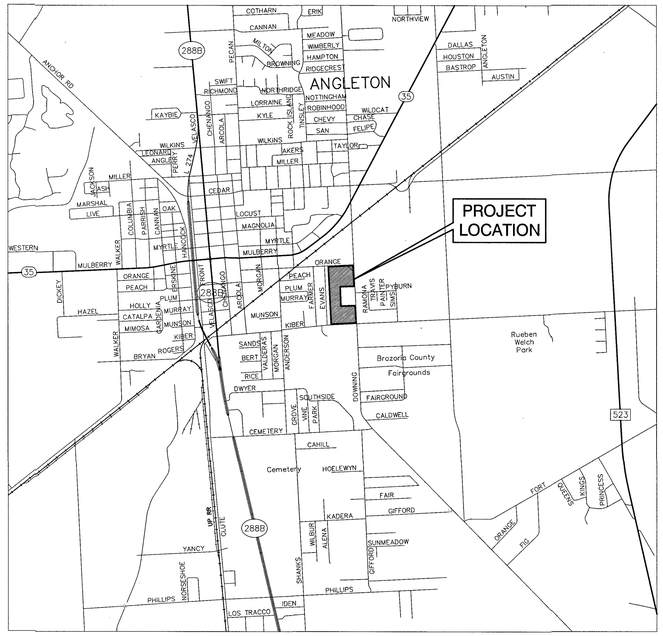
FOR THE

CITY OF ANGLETON

BRAZORIA COUNTY

B&L JOB No. 13499





VICINITY MAP

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
1	TITLE SHEET
1A	PRELIMINARY PLAT
1B	FINAL PLAT
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	PLAN & PROFILE - BRYAN WAY STA 0+00 TO 5+00
5	PLAN & PROFILE - BRYAN WAY STA 5+00 TO 10+20
6	PLAN & PROFILE - BRYAN WAY STA 10+20 TO 15+40
7	PLAN & PROFILE - BRYAN WAY STA 15+40 TO 17+02
8	NOT USED
9	NOT USED
10	PLAN & PROFILE - LAGO COURT STA 0+00 TO 3+60
11	STORM SEWER RUN 1 - BETWEEN LOTS 9 & 10, STORM SEWER RUN 2 - BETWEEN LOTS 3 & 4
12	UTILITY LAYOUT
13	DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
14	DRAINAGE AREA MAP
15	GRADING PLAN
16	CUT AND FILL PLAN
17	SWPPP LAYOUT
18	SWPPP NARRATIVE
19	HYDROLOGIC CALCULATIONS
20	WINDSTORM DATA I-1 TO I-17 & WINDSTORM DATA I-18 TO I-19
21	TRAFFIC CONTROL PLAN - TCP (1-2) - 18
22	PAVEMENT MARKINGS, MAIL BOXES, STREET SIGNS AND ROADWAY LIGHTING LAYOUT

DETAIL SHEETS

23	MISCELLANEOUS DETAILS
24 (SL-03)	STORM SEWER MANHOLE CONSTRUCTION DETAILS
25 (SL-08)	STORM SEWER INLET CONSTRUCTION DETAILS II
26 (SL-09)	STORM SEWER INLET CONSTRUCTION DETAILS III
27 (SL-10)	STORM SEWER CONSTRUCTION DETAILS
28 (SL-11)	JUNCTION BOX MANHOLES
29 (SL-14)	SANITARY SEWER CONSTRUCTION DETAILS
30 (SL-15)	WATER LINE CONSTRUCTION DETAILS
31 (SL-16)	WATER LINE CROSSING DETAILS
32 (SL-19)	WATER LINE, SAN. SEW. F.M. BEDDING DETAILS
33 (SL-20)	STORM SEW. BEDDING AND BACKFILL DETAILS
34 (SL-21)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
35 (SL-22)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
36 (SL-23)	RESIDENTIAL CURB CONSTRUCTION DETAILS
37 (SL-25)	WHEEL CHAIR RAMP & SIDEWALK DETAILS I
38 (SL-26)	WHEEL CHAIR RAMP & SIDEWALK DETAILS II
39 (SL-27)	DRIVEWAY CONSTRUCTION DETAILS
40 (SL-33)	GENERAL EROSION CONTROL NOTES
41 (SL-34)	EROSION CONTROL DETAILS - 1
42 (SL-35)	EROSION CONTROL DETAILS - 2

CITY OF ANGLETON

MAYOR
JASON PEREZ

CITY MANAGER
CHRIS WHITTAKER

CITY COUNCIL
MIKEY SVOBODA
CECIL BOOTH
JOHN WRIGHT
TRAVIS TOWNSEND
MARK GONGORA

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 13499

Dwg SHEET SET.dwg

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; THAT CHARLES VON SCHMIDT, President and Managing Director of the WATERSTONE DEVELOPMENT GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KIBER RESERVE PHASE I, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association.
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, ____.

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20_____, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by

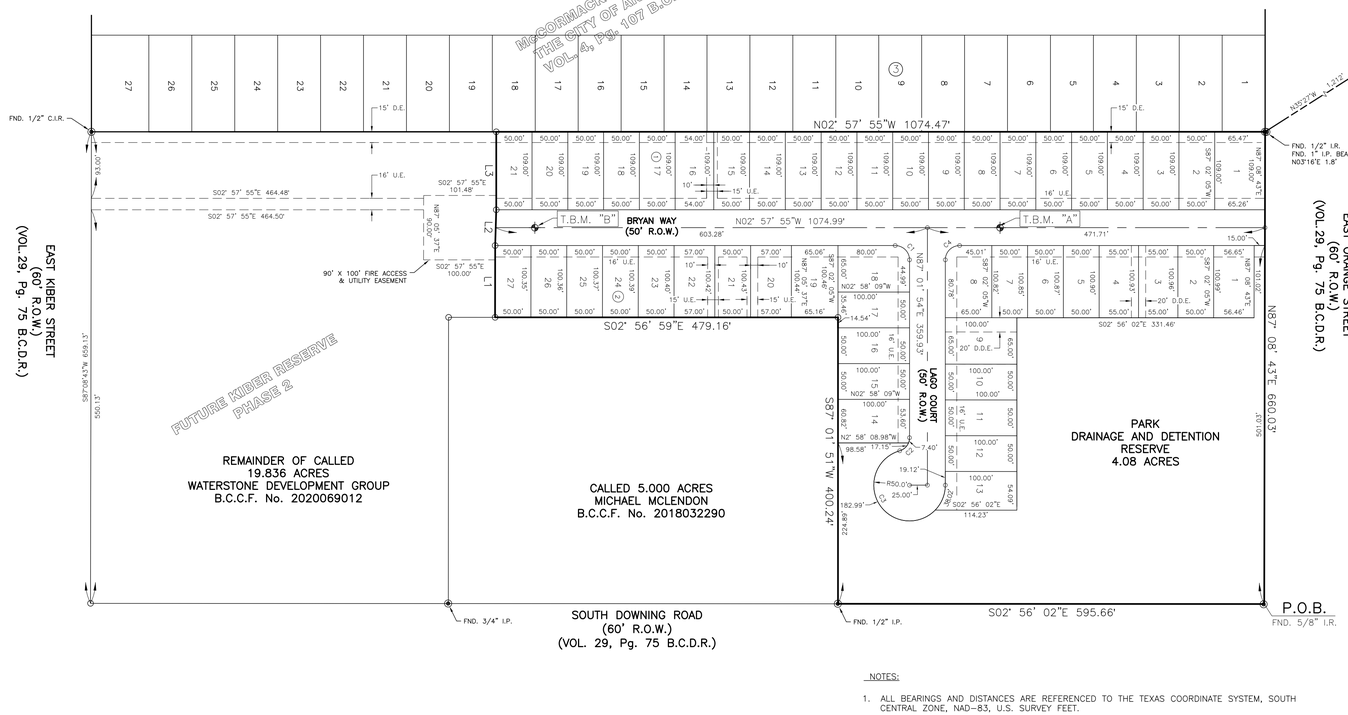
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

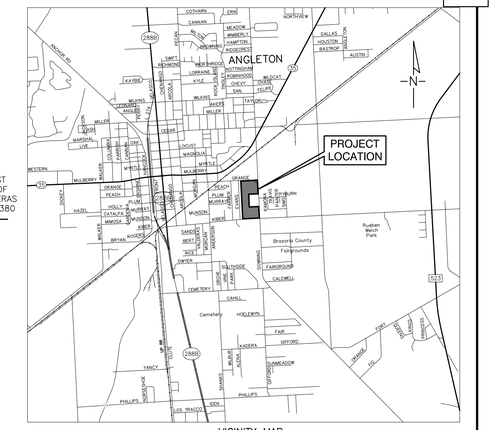
_____
Notary Public
State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Miguelangel A. Sauceda, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: _____
Miguelangel A. Sauceda DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER




ANGLETON
PROJECT LOCATION
Brazoria County Fairgrounds
Ruben Mendoza Park
Cemetery
HOLLEMAN
SAN FELIPE
SAN BERNARD
SAN JOSE
SAN LUIS
SAN PEDRO
SAN MIGUEL
SAN ANTONIO
SAN GABRIEL
SAN JACINTO
SAN BENITO
SAN FERNANDO
SAN ANDRES
SAN AUGUSTINE
SAN BERNARDO
SAN CARLOS
SAN FRANCISCO
SAN GERONIMO
SAN HILARIO
SAN LEANDRO
SAN LORENZO
SAN MARCOS
SAN PABLO
SAN RAFAEL
SAN SABA
SAN SEBASTIAN
SAN VICENTE
SAN VICTOR
SAN YSIDRO
SANTA ANA
SANTA CRUZ
SANTA FE
SANTA MARIA
SANTA ROSA
SANTA TERESA
SANTA VICTORIA
SANTIAGO
SANTO DOMINGO
SANTO NINO
SANTO TOMAS
SANTOS
SARATOGA
SARDIS
SARGENT
SARTARTIA
SAVANNAH
SAVOY
SAWYER
SCHOOL
SCHOOLCRAFT
SCHROEDER
SCHUBERT
SCHULTZ
SCHUMACHER
SCHWARTZ
SCOTT
SCOTTSDALE
SCRANTON
SEABROOK
SEALY
SEARCY
SEARS
SEATTLE
SEBASTIAN
SEDALIA
SEDGEFIELD
SEDGEMOOR
SEDGEWICK
SEDGEWOOD
SEGUIN
SELBY
SELDEN
SELKIRK
SELMA
SEMINOLE
SENECA
SENTINEL
SEQUOIA
SEQUOYAH
SERENA
SERENADE
SERENE
SERVICE
SETTLEMENT
SEVEN
SEVENTH
SEVERN
SEWARD
SEWELL
SEYMOUR
SHADOW
SHADOWBEND
SHADOWBRIAR
SHADOWBROOK
SHADOWCREST
SHADOWDALE
SHADOWDELL
SHADOWGLEN
SHADOWLAKE
SHADOWLAWN
SHADOWMEADOW
SHADOWOOD
SHADOWRIDGE
SHADOWVIEW
SHADOWWOOD
SHAFFER
SHAFTER
SHAKESPEARE
SHALLOWFORD
SHALLOWGLEN
SHALLOWMEADOW
SHALLOWVIEW
SHALLOWWOOD
SHAMROCK
SHANDON
SHANNON
SHARON
SHARONDALE
SHARONVIEW
SHARPCREST
SHARPVIEW
SHASTA
SHAVANO
SHAWNEE
SHEARER
SHEARWATER
SHEFFIELD
SHELBURNE
SHELBY
SHELBYVILLE
SHELDON
SHELL
SHELLCREST
SHELLEY
SHELLFORD
SHELLWOOD
SHELTER
SHELTERWOOD
SHENANDOAH
SHEPARD
SHEPHERD
SHERBROOKE
SHERIDAN
SHERIDEN
SHERMAN
SHERRY
SHERWOOD
SHERWOOD FOREST
SHETLAND
SHIELDS
SHILOH
SHIRLEY
SHOAL
SHOALCREST
SHOALWOOD
SHOOK
SHORE
SHORECREST
SHOREHAM
SHORELINE
SHORELINE CROSSING
SHORELINE PARK
SHORELINE VILLAGE
SHORELINE VILLAS
SHORELINE WEST
SHORELINE WOODS
SHORELINE WOODS EAST
SHORELINE WOODS WEST
SHORELINE WOODS NORTH
SHORELINE WOODS SOUTH

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES VON SCHMIDT, President And Managing Director of the WATERSTONE DEVELOPMENT GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KIBER RESERVE PHASE I, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, _____.

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20_____, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

_____
Notary Public
State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Miguelangel A. Sauceda, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: _____
Miguelangel A. Sauceda DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF _____, 20____. THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

_____
CHAIRMAN, BOARD OF SUPERVISORS

_____
BOARD MEMBER

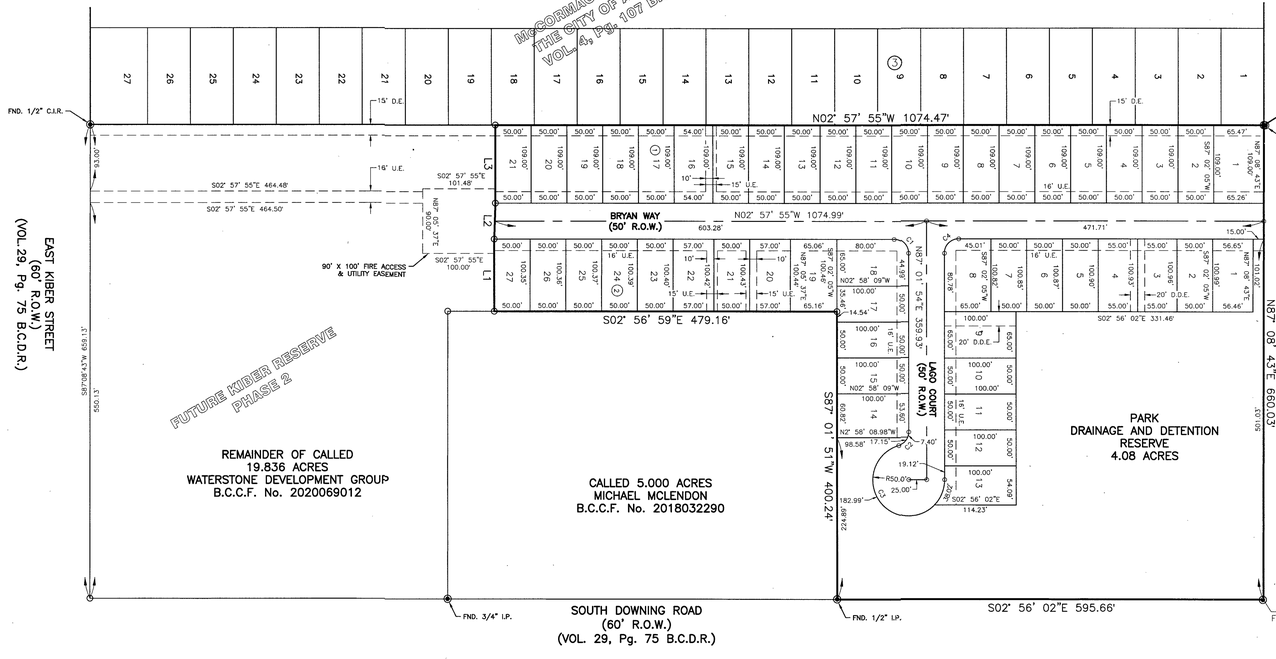
_____
BOARD MEMBER

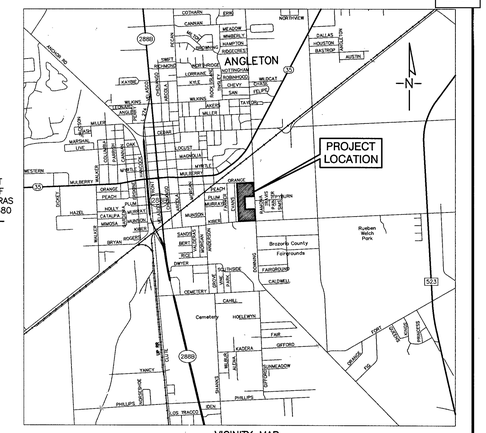
Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S42°02'09"W	28.28'
C2	24.54'	19.00'	74°01'00"	N55°57'38"W	22.87'
C3	221.69'	50.00'	254°02'30"	N34°01'37"E	79.84'
C4	31.42'	20.00'	90°00'14"	S47°58'02"E	28.29'

Line Table		
Line No.	Length	Direction
L1	100.33'	S87°05'37"W
L2	50.02'	S88°48'26"W
L3	109.00'	S87°02'05"W

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667





VICINITY MAP

LEGEND

B.C.C.F. =	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. =	BRAZORIA COUNTY DEED RECORDS
B.C.P.R. =	BRAZORIA COUNTY PLAT RECORDS
B.L. =	BUILDING LINE
U.E. =	UTILITY EASEMENT
D.E. =	DRAINAGE EASEMENT
BM =	BENCHMARK
D.D.E. =	DRAINAGE AND DETENTION EASEMENT
G.B.L. =	GARAGE BUILDING LINE
FND =	FOUND
I.R. =	IRON ROD
I.P. =	IRON PIPE
P.O.B. =	POINT OF BEGINNING
R.O.W. =	RIGHT-OF-WAY
STM.S.E. =	STORM SEWER EASEMENT
VOL., Pg. =	VOLUME, PAGE

SYMBOLS

- ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- ◉ = FOUND MONUMENT (AS NOTED)
- ✣ = (TBM) TEMPORARY BENCHMARK

FIELD NOTES FOR 11.88 ACRE

Being a tract of land containing 11.88 acres (517,552 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 11.88 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Waterstone Development Group, LLC Under Brazoria County Clerk's File (B.C.C.F.) No. 2020069012; Said 11.88 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southwest corner of the intersection of East Orange Street (sixty feet wide per Vol. 29, Page 75 B.C.D.R.) and South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 595.66 feet to a 1/2-inch iron pipe found at the northeast corner of a called 5.000 acre tract recorded in the name of Michael McLendon under B.C.C.F. No. 2018032290, for an angle point;

THENCE, with the north line of said 5.000 acre tract, South 87 degrees 01 minutes 51 seconds West, a distance of 400.24 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of said 5.000 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 479.16 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

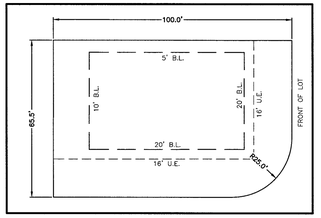
THENCE, through and across said 19.836 acre tract, the following three (3) courses:

1. South 87 degrees 05 minutes 37 seconds West, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 88 degrees 48 minutes 26 seconds West, a distance of 50.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. South 87 degrees 02 minutes 05 seconds West, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

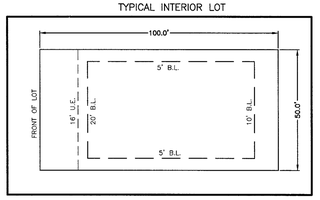
THENCE, with the east line of said McCormack Addition, North 02 degrees 57 minutes 55 seconds West, a distance of 1074.47 feet to a 1/2-inch iron rod found on the south R.O.W. line of said East Orange Street at the northeast corner of Lot 1 of said Block 3, for the northwest corner of the herein described tract, from which a 1-inch iron pipe bears North 03 degrees 16 minutes East, a distance of 1.8 feet;

THENCE, with the south R.O.W. line of said East Orange Street, North 87 degrees 08 minutes 43 seconds East, a distance of 660.03 feet to the POINT OF BEGINNING and containing 11.88 acres of land.

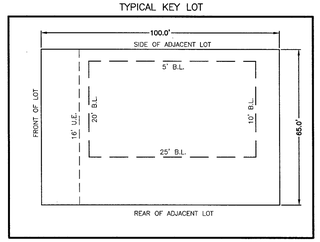
TYPICAL CORNER LOT



TYPICAL INTERIOR LOT



TYPICAL KEY LOT



NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
   TXDOT L200203
   A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD.
   ELEVATION = 25.74 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.
11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS.
14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET.

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

REVISED:

FINAL REPLAT
KIBER RESERVE PHASE I
A 11.88 ACRE, 48-LOT, 1 RESERVE, 2 BLOCK SUBDIVISION

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 13499	SCALE: 1" = 100'	DRAWN BY: BWB
DRAWING NO.: 13499 PLAT	DATE: 03/12/2020	CHECKED BY: DRR

A:\13499\LAND\13499_KIBER RESERVE PHASE I\PLAT\13499_PLAT 24x36.dwg, 24x36

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" (TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON (TELEPHONE NO. (979) 849-4364) 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE, CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.
3. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
4. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
5. CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
8. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.
9. ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLOT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
12. ALL UTILITY TRENCHES TO BE BACK FILLED TO 90 PERCENT (90%) STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
13. ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTACT.
14. BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT MEN, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.
15. CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE OR AS DIRECTED BY THE ENGINEER. AN EXISTING LANDFILL APPROXIMATELY 10 MILES FROM THE PROJECT SITE IS THE NEAREST STATE APPROVED FEE FACILITY. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
16. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40-FOOT INTERVALS (SAWCUTS @ 20'(2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
9. SUBGRADE TO BE STABILIZED 1-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.
13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THAT SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.
19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THIRTY THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.
22. CONCRETE FOR CURB SHALL BE A 3000 P.S.i. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
25. REINFORCED FILTER FABRIC OR BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.
27. CUL-DE-SACS TO BE PAVED COMPLETELY WITH NO ISLANDS

WASTEWATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON.
2. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.
3. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.
4. WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9-FEET BUT MORE THAN 6-INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.
6. SANITARY SEWER LEADS UNDER OR WITHIN 1' OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1' OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS.
7. LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.2. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.
8. CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE, SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

WATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.
2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
5. PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON PLANS.
7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.
8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.
9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (979) 849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

* WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752-8036 OR (713) 659-2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
* WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY
NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO ENERGY AT 888-866-7456.

SBC NOTES

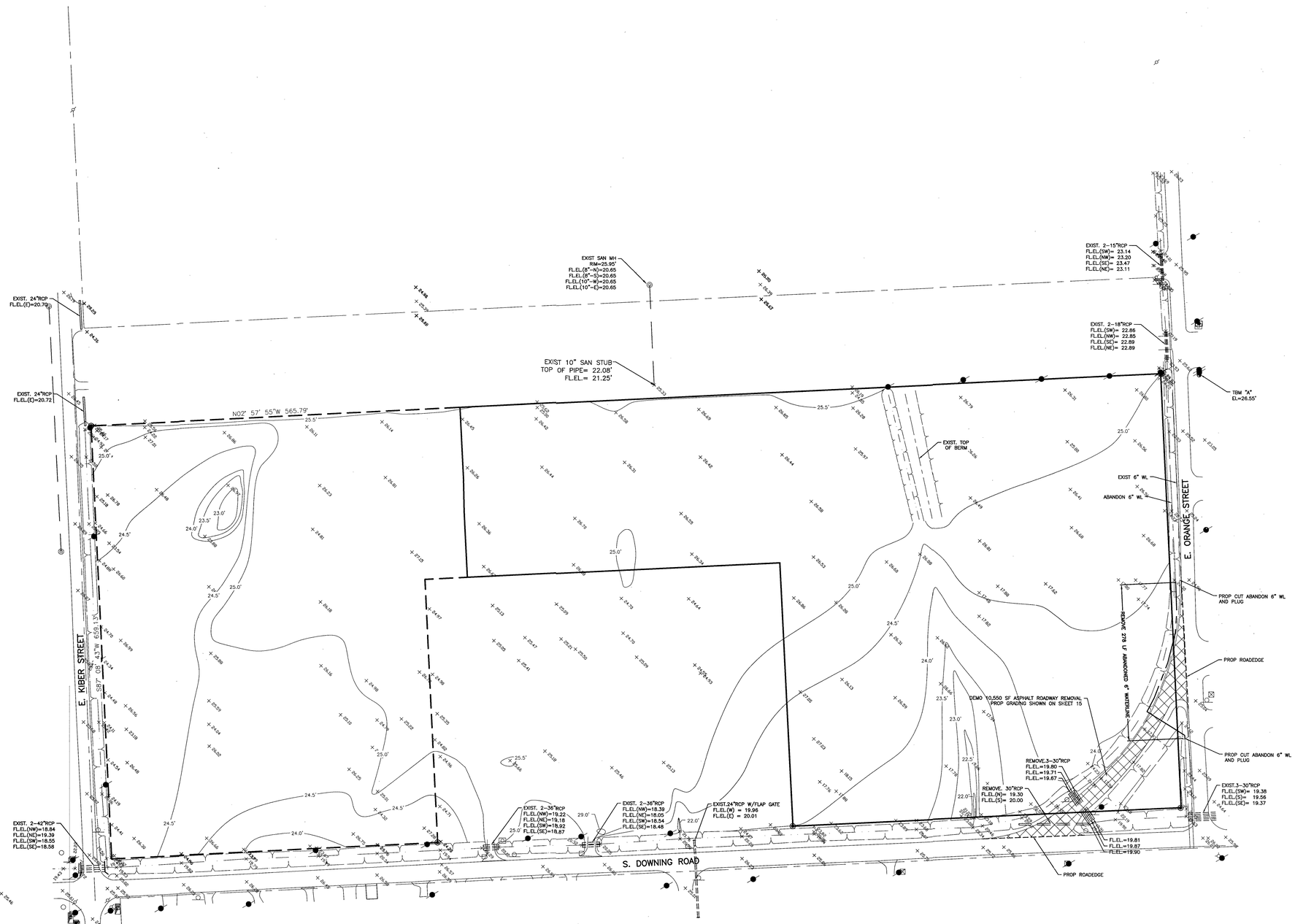
THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

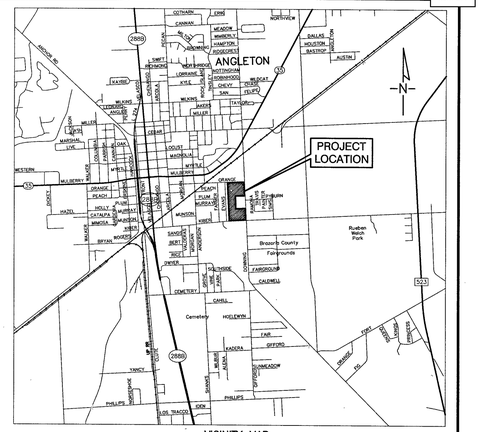
TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTMPETD TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (888) 866-7456.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR RESTS ON DESIGN ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
15. THE SUBGRADE MATERIAL IN KIBER RESERVE (PHASE I) WAS TESTED BY GEOSCIENCES ENGINEERING AND TESTING ON MAY 28, 2020 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
16. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
    a. PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
    b. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
    c. CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
    d. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
    e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
    f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
    g. INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON A





VICINITY MAP

0 40 80 160

SCALE : 1" = 80'

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445H EFFECTIVE JUNE 5, 1989, REVISED BY CASE No. 03-06-2336P EFFECTIVE JUNE 5, 2004, ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SITE IS FULLY WITHIN ZONE X (UNSHADED) AREAS, OUTSITE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON PROPOSED FEMA PANEL 48039C0445K (NAVD 1988 DATUM)

PROJECT BENCHMARK

TXDOT L200203
A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND S. DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF S. DOWNING ROAD.
ELEVATION = 25.74 FEET NGVD29

TBM-A: A 60D NAIL SET IN A POWER POLE ON THE NORTH SIDE OF ORANGE STREET, EAST POLE OF THE 2 POLES AT THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 26.55 FEET NGVD29

ALL COORDINATES SHOWN HEREON ARE IN GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

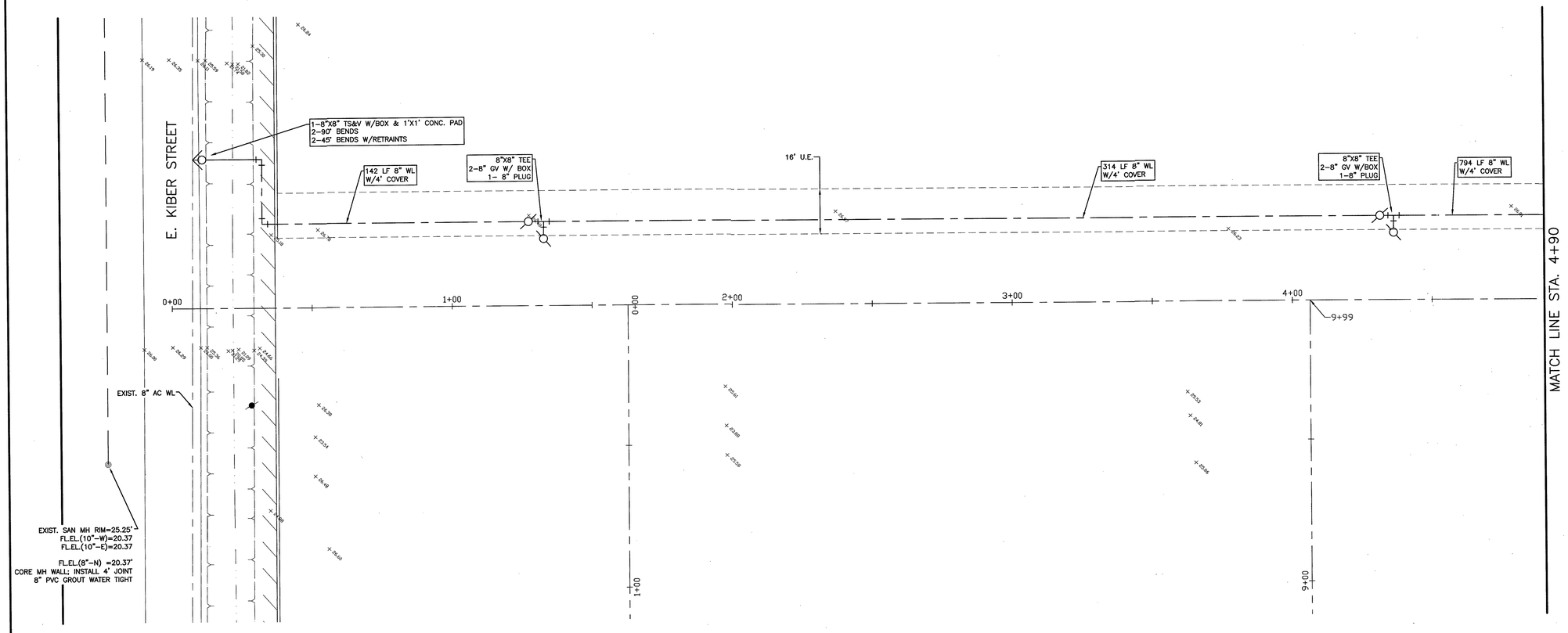
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

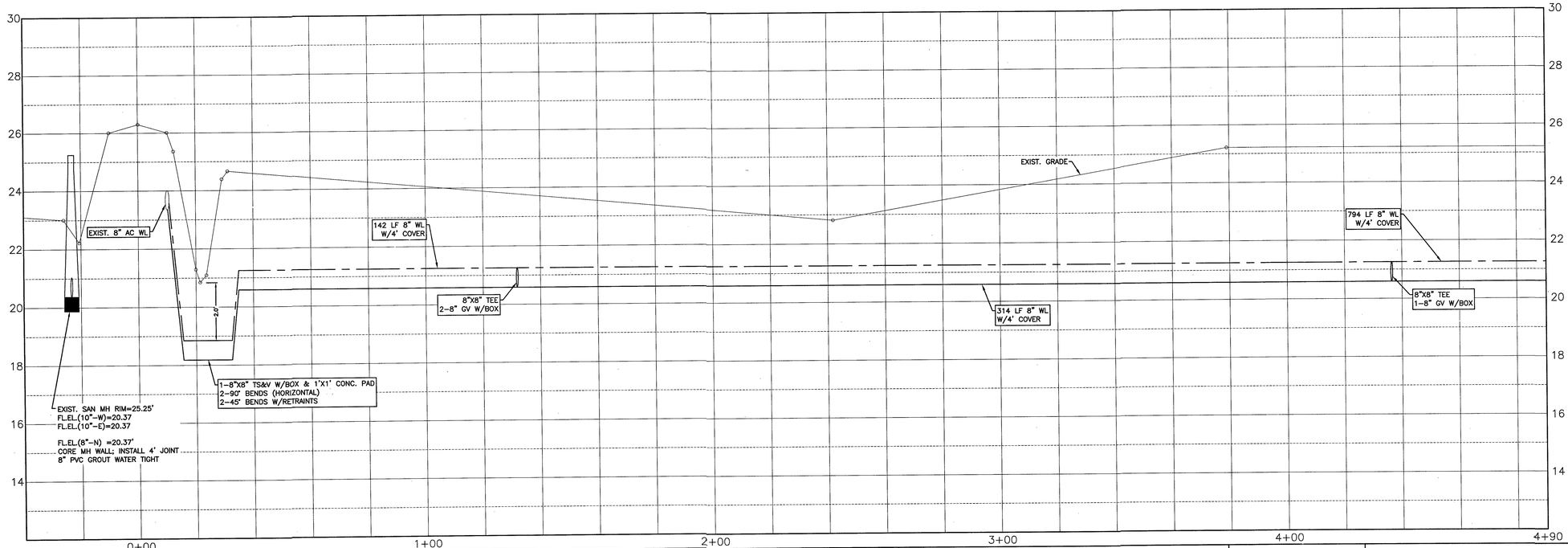
PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

EXISTING CONDITION

PROJECT NO. 13499





0 10 20 40
SCALE : 1" = 20'

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 2 WL PLUGS	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E 121992

Date: 5/7/21

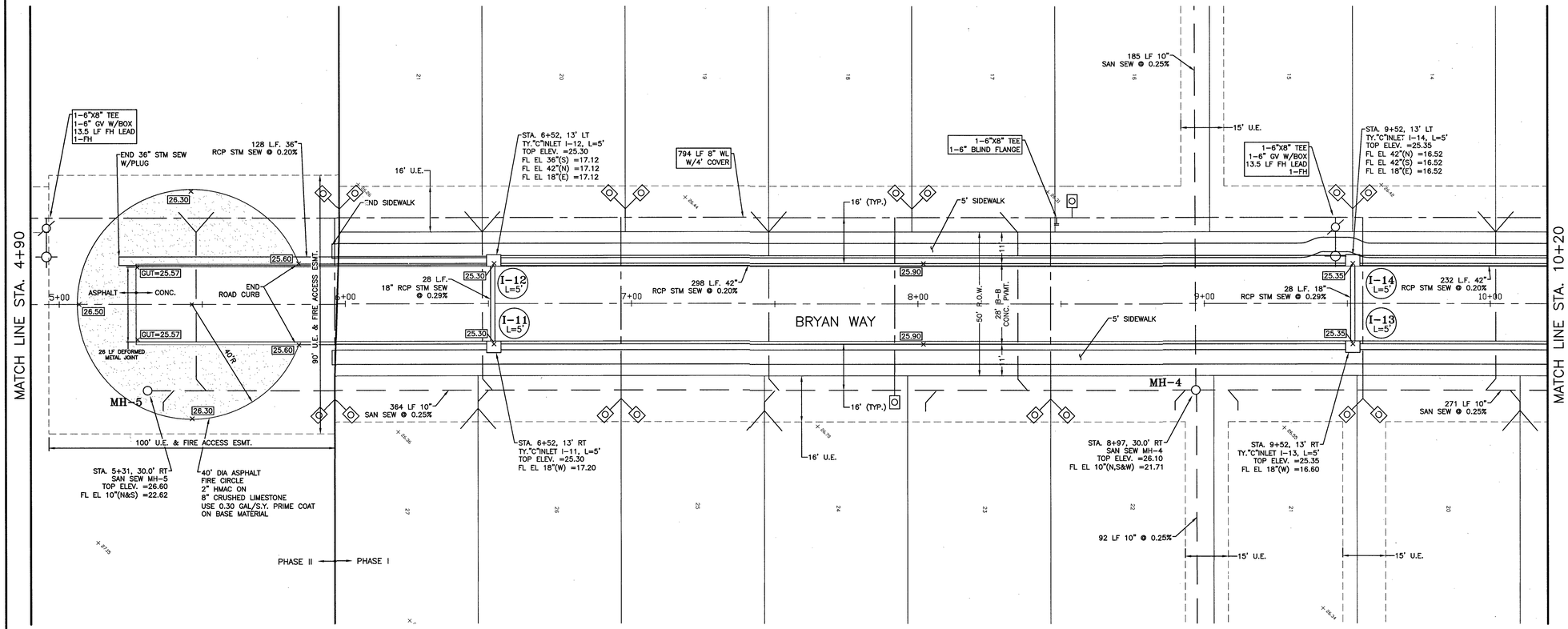
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

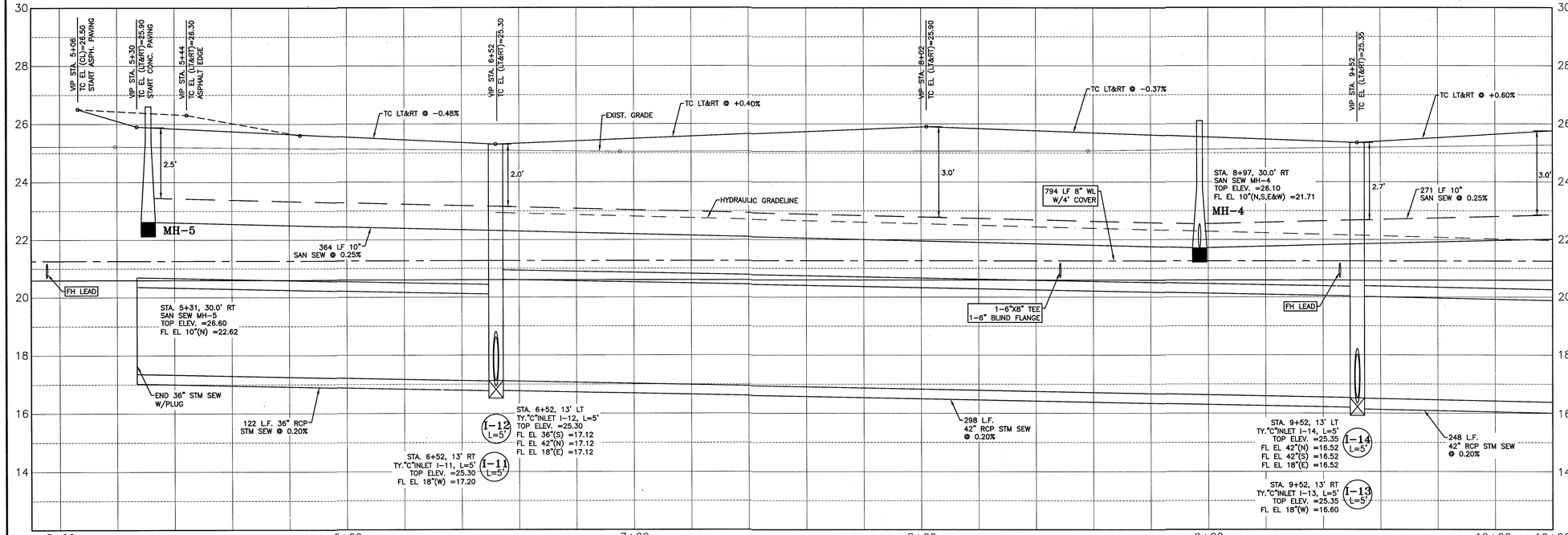
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 0+00 TO 4+90

PROJECT NO. 13499





SCALE : 1" = 20'

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 6 LF 36" RCP	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

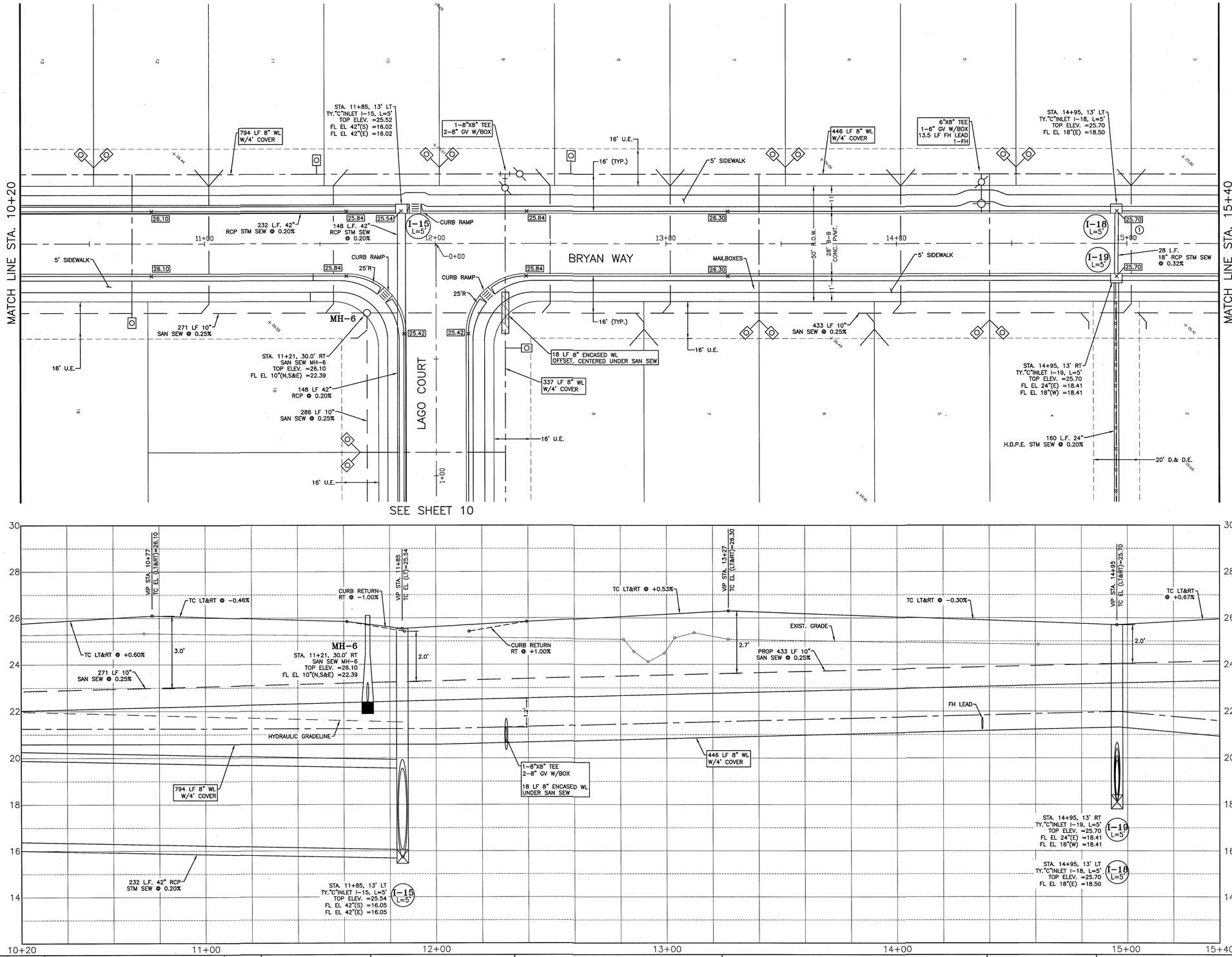
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 5+00 TO 10+20

PROJECT NO. 13499

5

Plan & Profile SHEET SET.dwg



① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SCALE : 1" = 20'

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	CORRECT STATION I-15	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

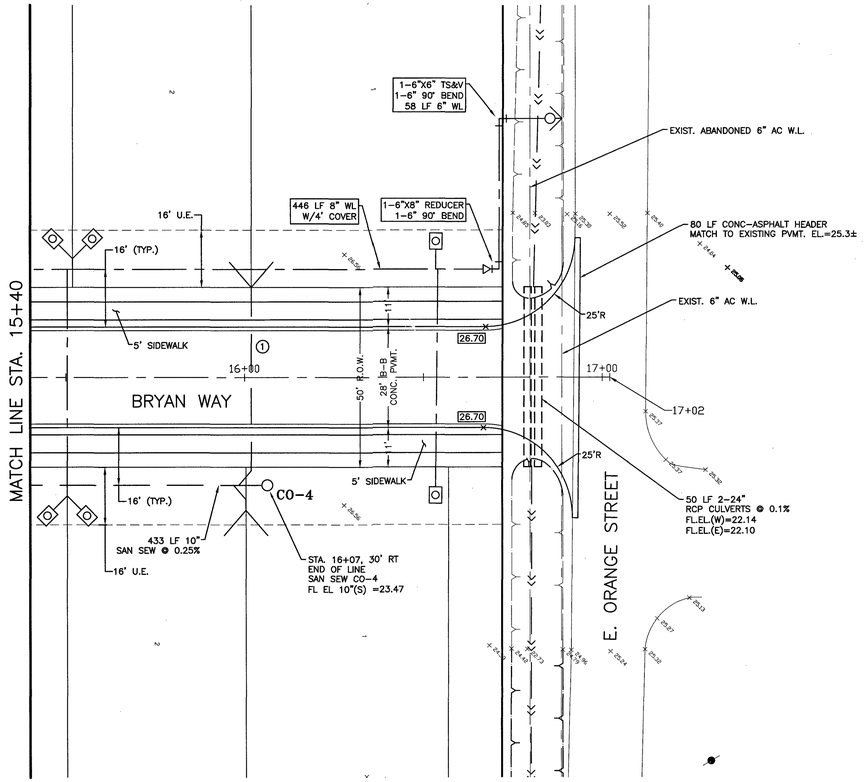
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

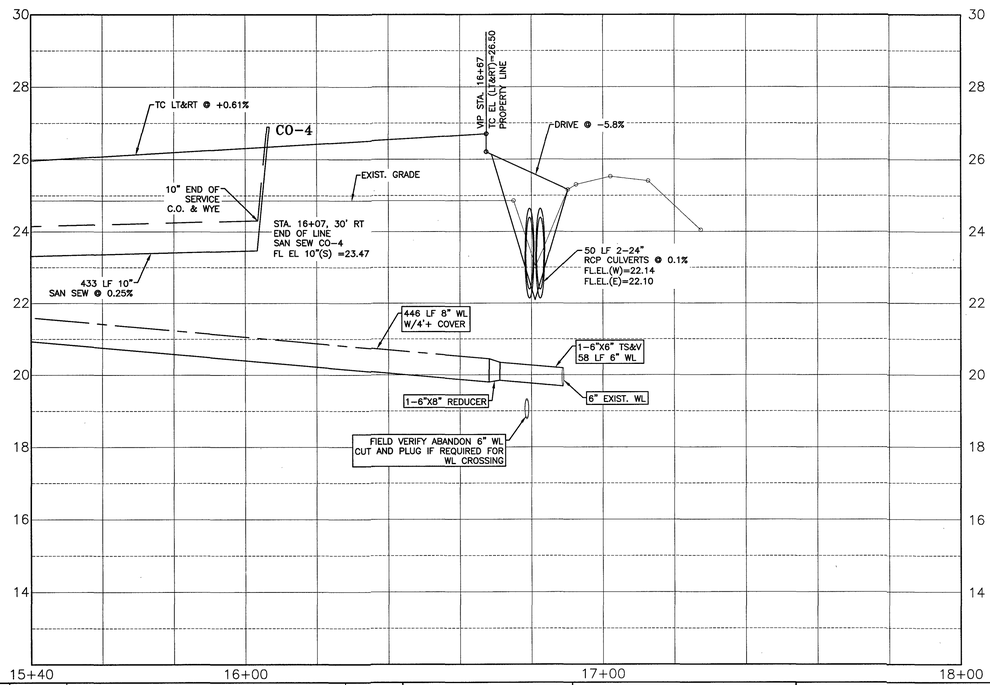
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 10+20 TO 15+40

PROJECT NO. 13499

C:\...\PLAN & PROFILE SHEET.dwg





0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	1/21/21	RELOCATED GATE VALVE; ADD SIDEWALK AND RAMPS	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

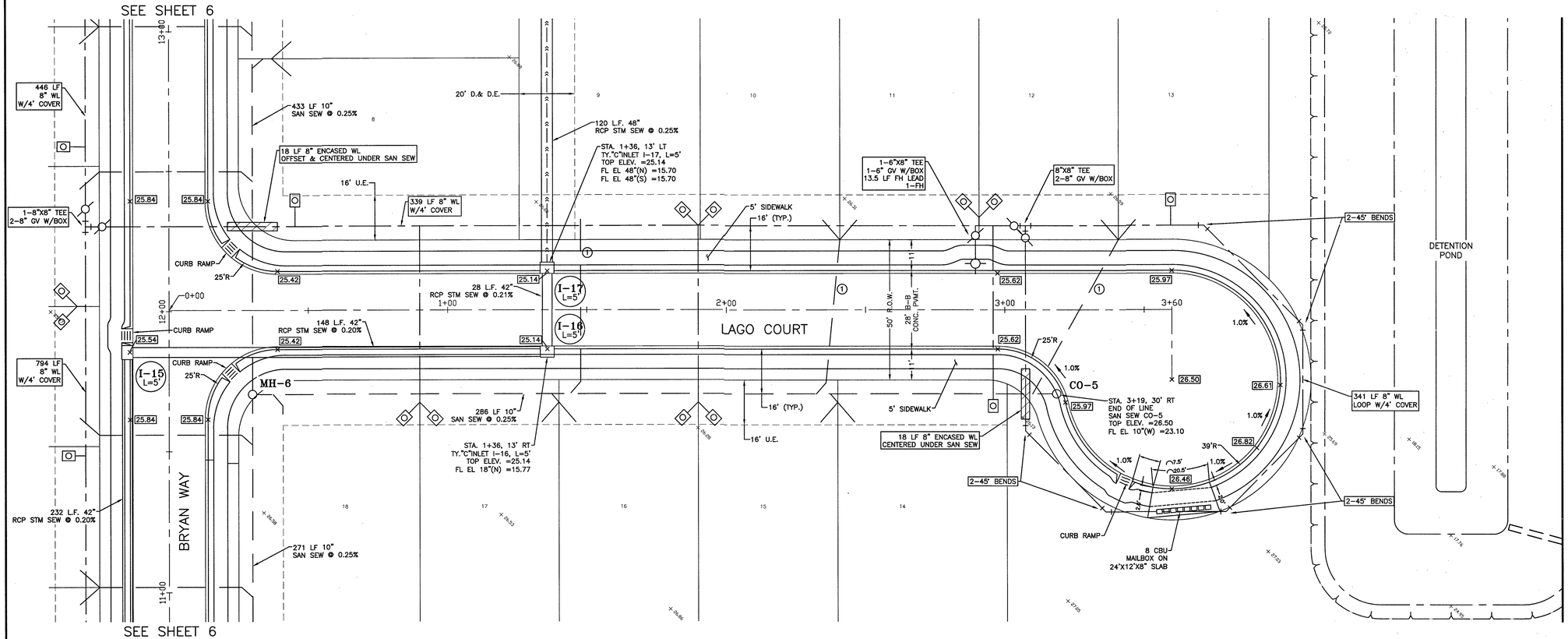
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

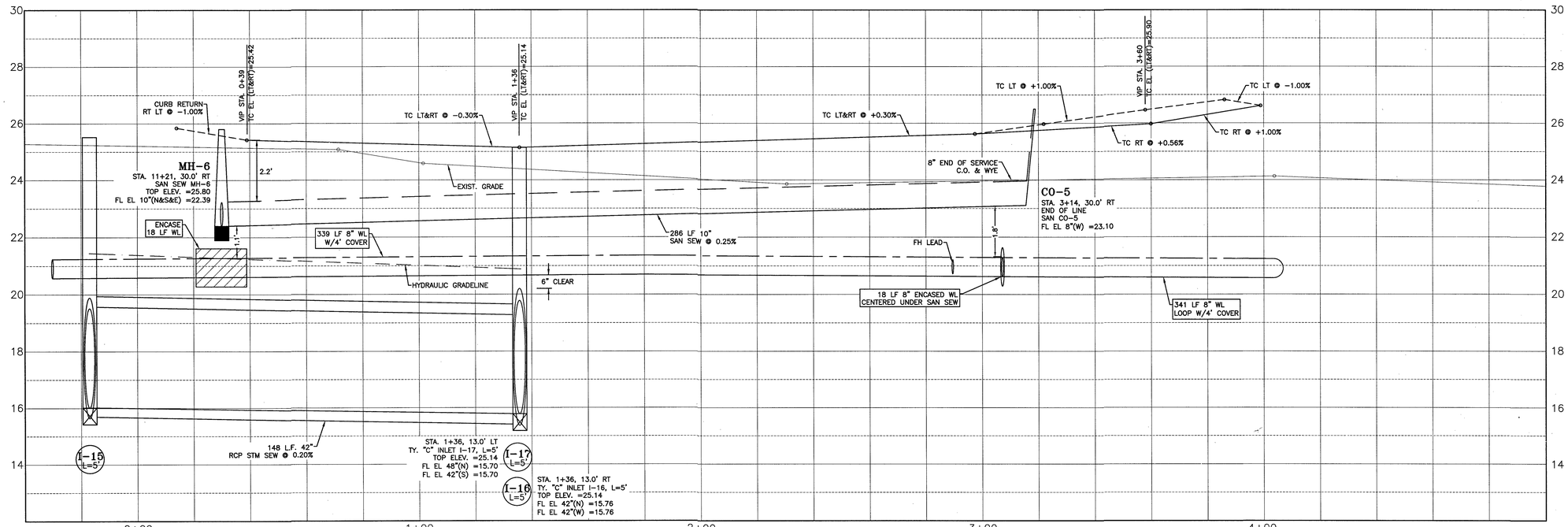
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

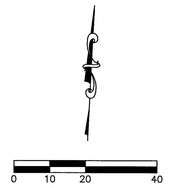
PLAN & PROFILE
BRYAN WAY
STA. 15+40 TO 17+02

PROJECT NO. 13499

19 SHEET SET.dwg







① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

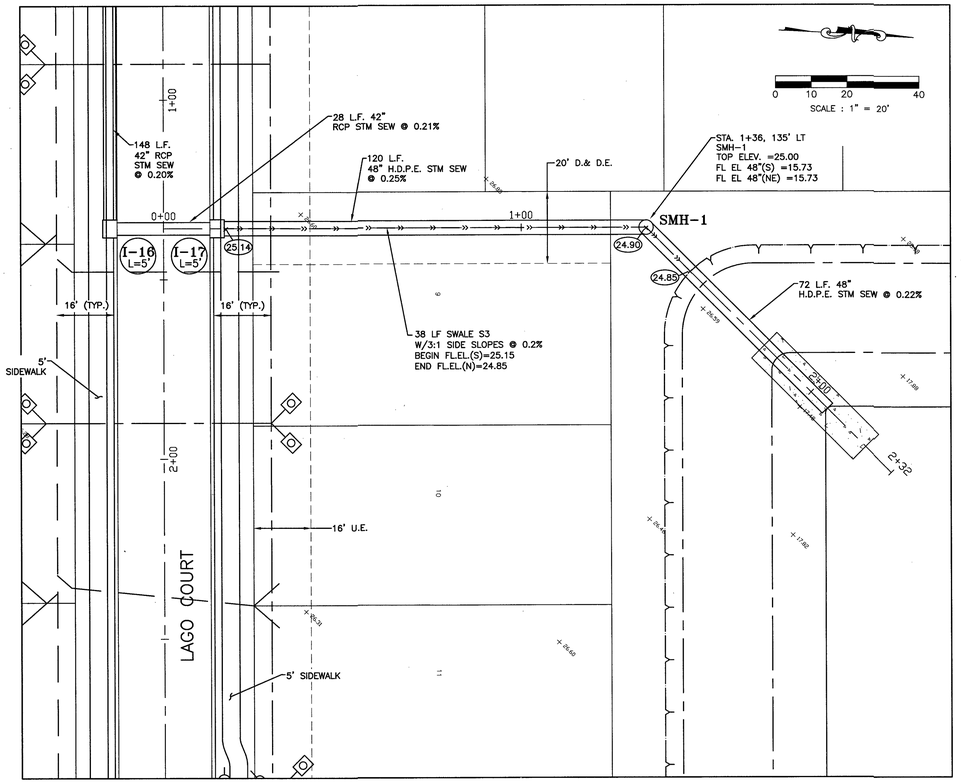
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

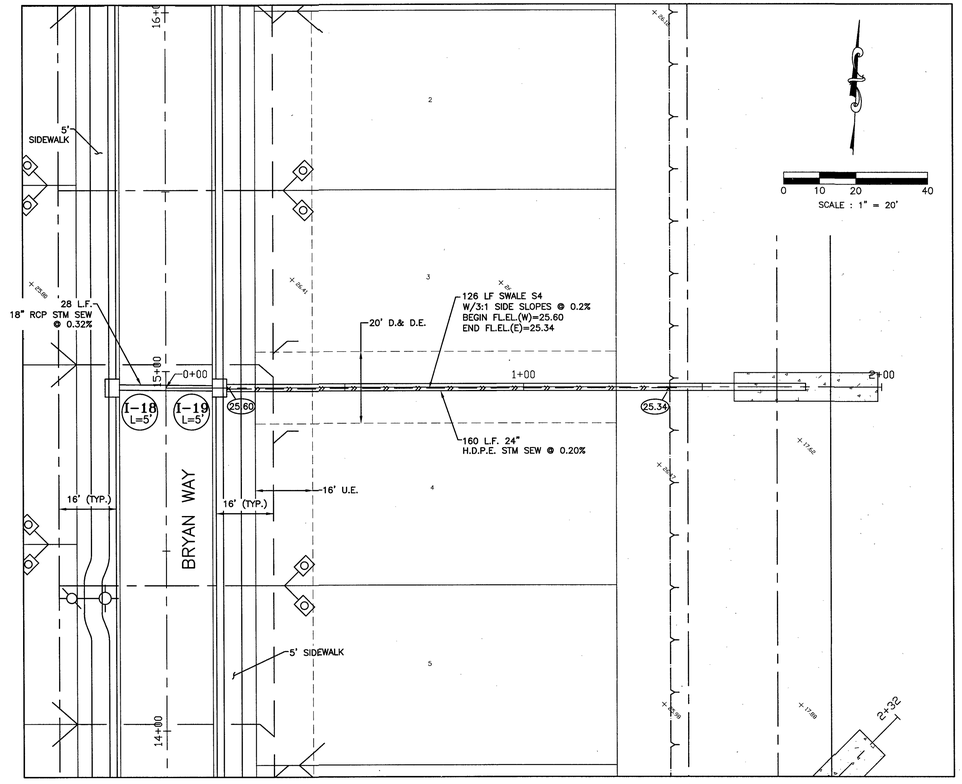
PLAN & PROFILE
LAGO COURT
STA. 0+00 TO 3+60

PROJECT NO. 13499

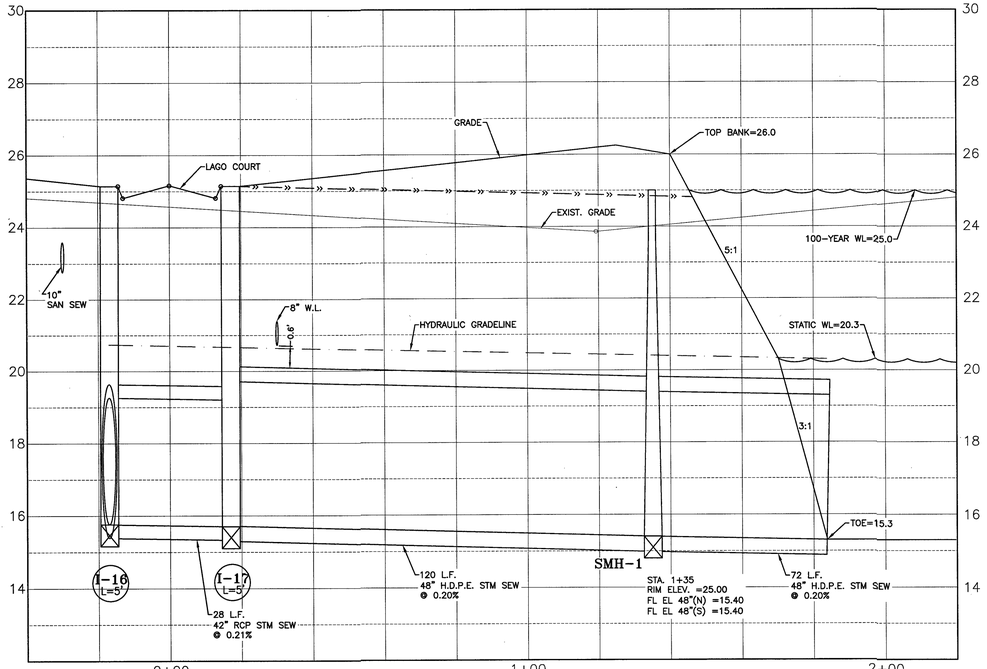
SHEET SET.dwg
486



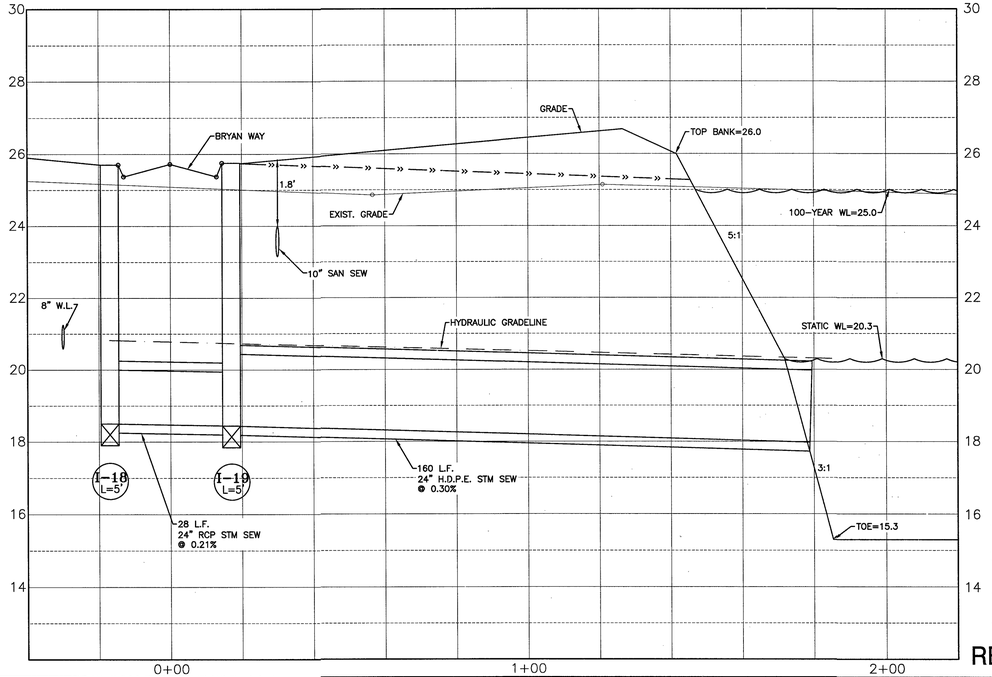
RUN 1



RUN 2



RUN 1



RUN 2

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
STORM SEWER RUN 1
BETWEEN LOTS 9 & 10
STORM SEWER RUN 2
BETWEEN LOTS 3 & 4

PROJECT NO. 13499

13499 SHEET SET.dwg

0 30 60 120
SCALE : 1" = 60'

EXIST SAN MH
RIM=25.96'
FL.EL.(8"-N)=19.32
FL.EL.(8"-S)=19.32
FL.EL.(10"-W)=19.32
FL.EL.(10"-E)=19.32

EXIST SAN MH
RIM=25.95'
FL.EL.(8"-N)=20.85
FL.EL.(8"-S)=20.65
FL.EL.(10"-W)=20.65
FL.EL.(10"-E)=20.65

EXIST 10" SAN STUB
TOP OF PIPE= 22.08'
FL.EL.= 21.25'

1-8"X8" TS&V W/BOX & 1'X1' CONC. PAD
2-90° BENDS
2-45° BENDS W/RETRAINTS

142 LF 8" WL W/4' COVER

1-8"X8" TEE
2-8" GV W/ BOX

305 LF 8" WL W/4' COVER

1-8"X8" TEE
2-8" GV W/ BOX

1-FH

794 LF 8" WL W/4' COVER

185 LF 10" @ 0.25%

1-8"X6" TEE
1-6" BLIND FLANGE

1-FH

1-8"X8" TEE
2-8" GV W/ BOX

446 LF 8" WL W/4' COVER

1-FH

1-8"X6" REDUCER
1-6" 90° BEND

1-6"X6" TS&V
1-6" 90° BEND
58 LF 6" WL

EXIST SAN MH
RIM=25.25'
FL.EL.(10"-W)=20.37
FL.EL.(10"-E)=20.37

FL.EL.(8"-N)= 20.37'
CORE MH WALL; INSTALL 4' JOINT
8" PVC GROUT WATER TIGHT

0+00 1+00 2+00 3+00 4+00 9+99 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 17+02

BRYAN WAY

MH-5 MH-4 MH-6 CO-4

364 LF 10" @ 0.25%

271 LF 10" @ 0.25%

92 LF 10" @ 0.25%

433 LF 10" @ 0.25%

18 LF 8" ENCASED WL
OFFSET CENTERED UNDER SAN SEW

E. KIBER STREET

E. ORANGE STREET

KIBER RESERVE
(PHASE II)

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

286 LF 10" @ 0.25%

339 LF 8" WL W/4' COVER

LAGO COURT

1-FH

18 LF 8" ENCASED WL
CENTERED UNDER SAN SEW

CO-5

1-8"X8" TEE
2-8" GV W/ BOX

341 LF 8" WL
LOOP W/4' COVER

S. DOWNING ROAD

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	RELOCATED THREE FIRE HYDRANTS	
1	9/23/20	REVISE WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4889
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

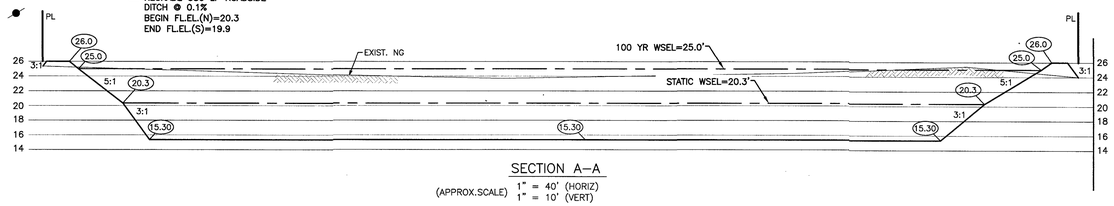
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

UTILITY LAYOUT

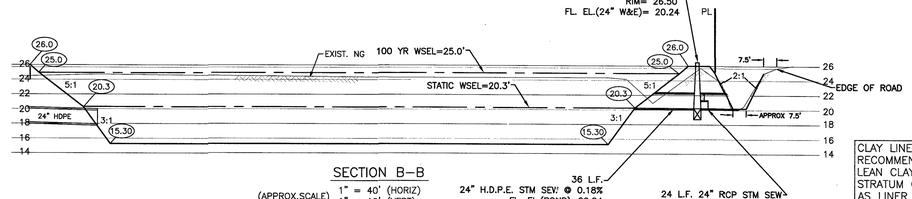
PROJECT NO. 13499

SHEET SET.dwg

148 L.F. 42" STM SEW @ 0.20%
28 L.F. 42" STM SEW @ 0.21%
I-16
I-17
SMH-1
120 L.F. 48" H.D.P.E. STM SEW @ 0.25%
20' D.& D.E.
72 L.F. 48" H.D.P.E. STM SEW @ 0.22%
160 L.F. 24" H.D.P.E. STM SEW @ 0.20%
20' D.& D.E.
B
SLOPE PAVING SEE SHEET 23 (IN CONTRACT)
SLOPE PAVING SEE SHEET 23 (IN CONTRACT)
LAGO COURT
E. ORANGE STREET
TOP BANK EL=26.0
100-YEAR WL=25.0
PROP. STATIC WL=20.3
DA-POND
3.94 AC
EXIST. 36 L.F. 24" H.D.P.E. STM SEW @ 0.18%
FL. EL.(POND)=20.24
FL. EL.(SMH-2)=20.30
OVERFLOW WIER
STM MH SMH-2
RIM= 26.50'
FL. EL.(24" W&E)= 20.24
SMH-2
SLOPE PAVING SEE SHEET 23
20 L.F. 24" RCP STM SEW W/4 LF 12" RESTRICTOR @ 0.18%
FL. EL.(SMH-2)=20.20
FL. EL.(DITCH)=20.24
S. DOWNING ROAD
REGRADE 380 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(N)=20.3
END FL.EL.(S)=19.9
REGRADE 520 LF ROADSIDE DITCH @ 0.15%
BEGIN FL.EL.(N)=19.5
END FL.EL.(S)=20.3
EXIST.3-30"RCP
FL.EL.(SW)= 19.38
FL.EL.(S)= 19.56
FL.EL.(SE)= 19.37
A
B



SECTION A–A
(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)



SECTION B–B
(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)

DETENTION CALCULATIONS

PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS

PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS

DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT

POND INFORMATION

TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'

DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT

☒ TRAPEZOIDAL WEIR FORMULA

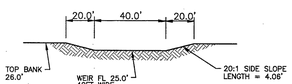
$$Q = 3.247LH^{1.48} - \frac{0.566L^{1.9}}{1+2L^{1.9}}H^{1.9} + 0.609H^{2.5}$$

Where:
Q = Flow Rate in cfs,
L = Width of the weir crest in feet,
H = Height of the upstream water above the weir crest in feet.

L=	40	FT
H=	1	FT
Q=	130.08	CFS

EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS

① 40' WIDE GRASSED OVERSPILL WIER FOR EXTREME RAINFALL EVENT.



GRASS WIER DETAIL
(SECTION VIEW)
N.T.S.

CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	MOVED OUTFALL	
1	11.17.20	ADDENDUM 2	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6581 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

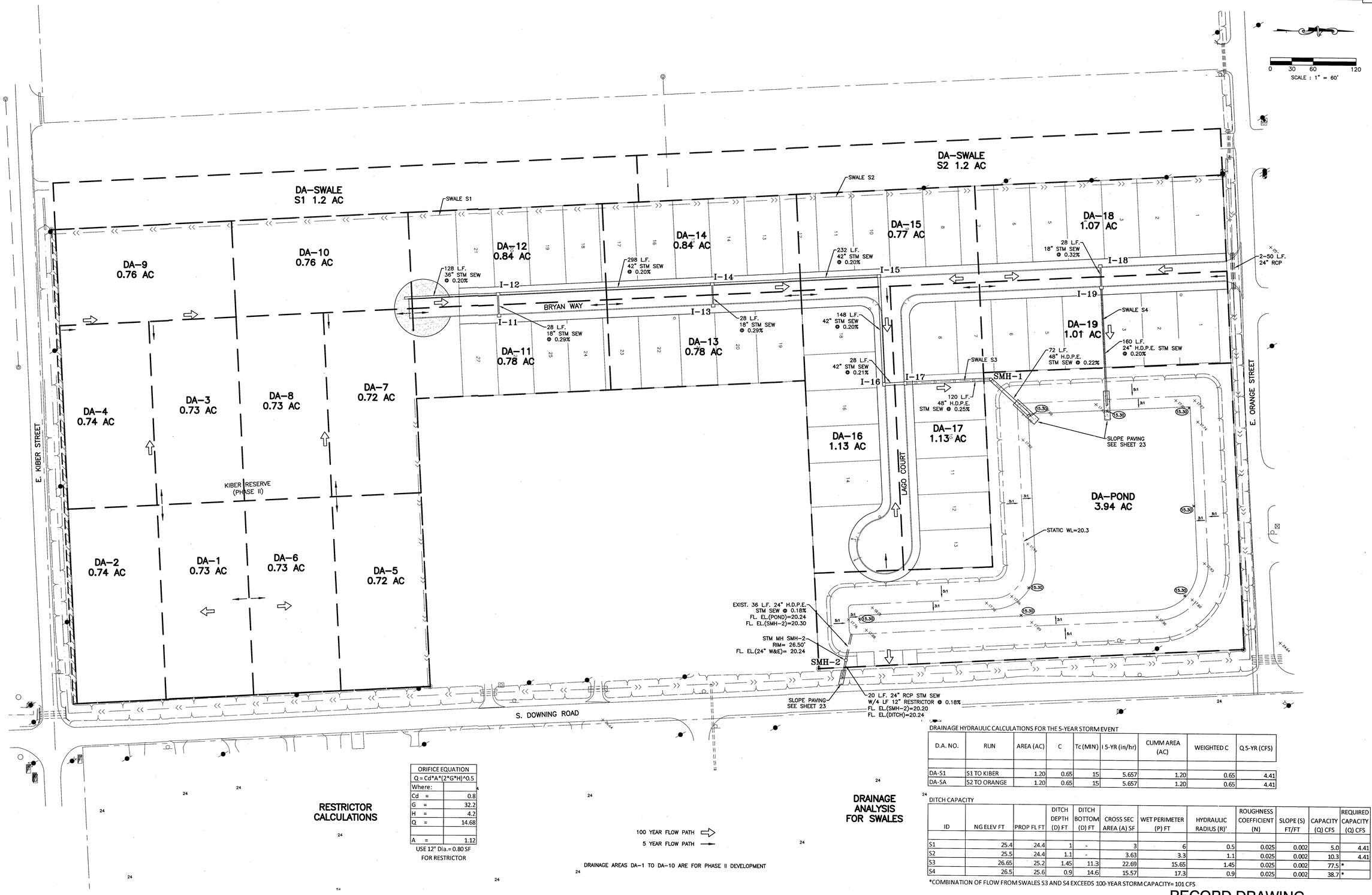
PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DETENTION POND DESIGN, CROSS SECTIONS ~~AND LANDSCAPE PLAN~~

PROJECT NO. 13499

9 SHEET SET.dwg
489



RESTRICTOR CALCULATIONS

ORIFICE EQUATION	
Q = Cd*A*(2*G*H)^0.5	
Where:	
Cd =	0.8
G =	32.2
H =	4.2
Q =	14.68
A =	1.12

USE 12" Dia.= 0.80 SF FOR RESTRICTOR

100 YEAR FLOW PATH
5 YEAR FLOW PATH

DRAINAGE AREAS DA-1 TO DA-10 ARE FOR PHASE II DEVELOPMENT

DRAINAGE ANALYSIS FOR SWALES

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 5-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	I 5-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Q 5-YR (CFS)
DA-S1	S1 TO KIBER	1.20	0.65	15	5.657	1.20	0.65	4.41
DA-SA	S2 TO ORANGE	1.20	0.65	15	5.657	1.20	0.65	4.41

DITCH CAPACITY

ID	NG ELEV FT	PROP FL FT	DITCH DEPTH (D) FT	DITCH BOTTOM (D) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
S1	25.4	24.4	1	-	3	6	0.5	0.025	0.002	5.0	4.41
S2	25.5	24.4	1.1	-	3.63	3.3	1.1	0.025	0.002	10.3	4.41
S3	26.65	25.2	1.45	11.3	22.69	15.65	1.45	0.025	0.002	77.5	*
S4	26.5	25.6	0.9	14.6	15.57	17.3	0.9	0.025	0.002	38.7	*

*COMBINATION OF FLOW FROM SWALES S3 AND S4 EXCEEDS 100-YEAR STORM CAPACITY= 101 CFS

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/21/21	MOVED OUTFALL	
1	9/23/20	REVISE RUN BETWEEN I-12 AND I-14	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

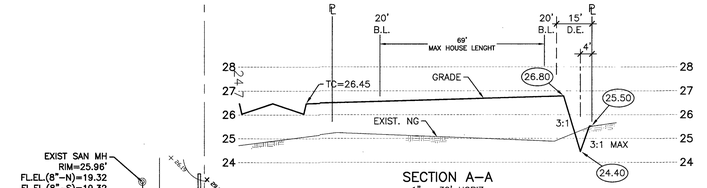
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

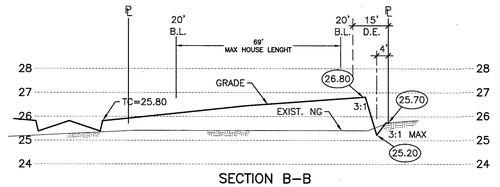
DRAINAGE AREA MAP
(PHASE I & PHASE II)

PROJECT NO. 13499

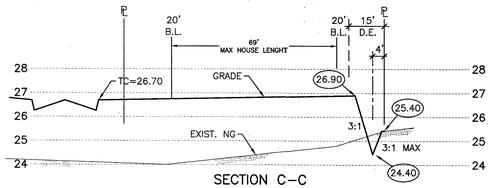
Plotted: 5/7/2021 10:29 AM By: Miguelangel Sauceda
P:\13499\Engineering\Drawings\Drainage\13499 SHEET SET.dwg
490



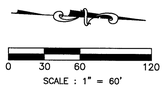
SECTION A–A
1" = 30' HORIZ.
1" = 3' VERT.



SECTION B–B
1" = 30' HORIZ.
1" = 3' VERT.



SECTION C–C
1" = 30' HORIZ.
1" = 3' VERT.



EXIST SAN MH
RIM=25.96'
FL.EL.(8"–N)=19.32
FL.EL.(8"–S)=19.32
FL.EL.(10"–W)=19.32
FL.EL.(10"–E)=19.32

EXIST SAN MH
RIM=25.25'
FL.EL.(10"–W)=20.37
FL.EL.(10"–E)=20.37

820 LF "V" SWALE S1
W/3:1 SIDE SLOPES @ 0.1%
BEGIN FL.EL.(N)=25.2
END FL.EL.(S)=24.4

820 LF "V" SWALE S2
W/3:1 SIDE SLOPES @ 0.1%
BEGIN FL.EL.(S)=25.2
END FL.EL.(N)=24.4

TEMP 375 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.5%
BEGIN FL.EL.(N)=25.00
END FL.EL.(S)=23.10

TEMP 375 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.5%
BEGIN FL.EL.(N)=25.00
END FL.EL.(S)=23.10

PROP 400 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.15%
BEGIN FL.EL.(W)=25.20
END FL.EL.(E)=24.60

FINISHED FLOOR ELEVATIONS FOR ALL HOMES IN PHASE I KIBER RESERVE SHALL BE 18" HIGHER THAN BACK OF CURB OR 27.4', WHICHEVER IS HIGHER.

BRYAN WAY

S. DOWNING ROAD

E. KIBER STREET

E. ORANGE STREET

LAGO COURT

REGRADE 104 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(W)=22.2
END FL.EL.(E)=22.1

78 LF PAVING HEADER MATCH TO EXIST 25.3±

50 LF 2–24" RCP CULVERTS @ 0.1%
FL.EL.(W)=22.14
FL.EL.(E)=22.10

138 LF SWALE S3
W/3:1 SIDE SLOPES @ 0.2%
BEGIN FL.EL.(S)=25.15
END FL.EL.(N)=24.85

126 LF SWALE S4
W/3:1 SIDE SLOPES @ 0.2%
BEGIN FL.EL.(W)=25.85
END FL.EL.(E)=25.60

TOP BANK=26.0
100-YEAR WL=25.0
STATIC WL=20.3
TOE=15.3

DETENTION POND
SEE SHEET 13

REGRADE 515 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(W)=22.1
END FL.EL.(E)=21.6

SLOPE PAVING (SEE SHEET 23)

REGRADE 574 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(N)=19.20
END FL.EL.(S)=18.90

EXIST. 2–42"RCP
FL.EL.(N)=18.84
FL.EL.(N)=18.39
FL.EL.(S)=18.55
FL.EL.(S)=18.58

EXIST. 2–36"RCP
FL.EL.(NW)=19.22
FL.EL.(NE)=19.18
FL.EL.(SW)=18.92
FL.EL.(SE)=18.87

REGRADE 127 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(N)=19.30
END FL.EL.(S)=19.22

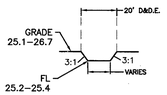
EXIST. 2–36"RCP
FL.EL.(NW)=18.39
FL.EL.(NE)=18.05
FL.EL.(SW)=18.54
FL.EL.(SE)=18.48

EXIST.24"RCP W/FLAP GATE
FL.EL.(W) = 19.96 (FLAP GATE)
FL.EL.(E) = 20.01

REGRADE 360 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(S)=20.00
END FL.EL.(N)=19.80

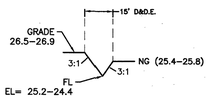
REGRADE 540 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(S)=19.80
END FL.EL.(S)=19.50

EXIST.3–30"RCP
FL.EL.(SW)= 19.38
FL.EL.(S)= 19.56
FL.EL.(SE)= 19.37



TYPICAL CROSS SECTIONS OF SWALES IN 20' D&D.E. EASEMENTS (SWALES S3 AND S4)

CAPACITY CALCULATIONS FOR SWALES ON SHEET 14



TYPICAL CROSS SECTIONS OF SWALES S1 AND S2

CAPACITY CALCULATIONS FOR SWALES ON SHEET 14

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	12.17.20	ADDED SECTIONS A–A, B–B, C–C	
1	12.09.20	ADDED TEMPORARY SWALES	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849–6681 FAX: (979) 849–4689
REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

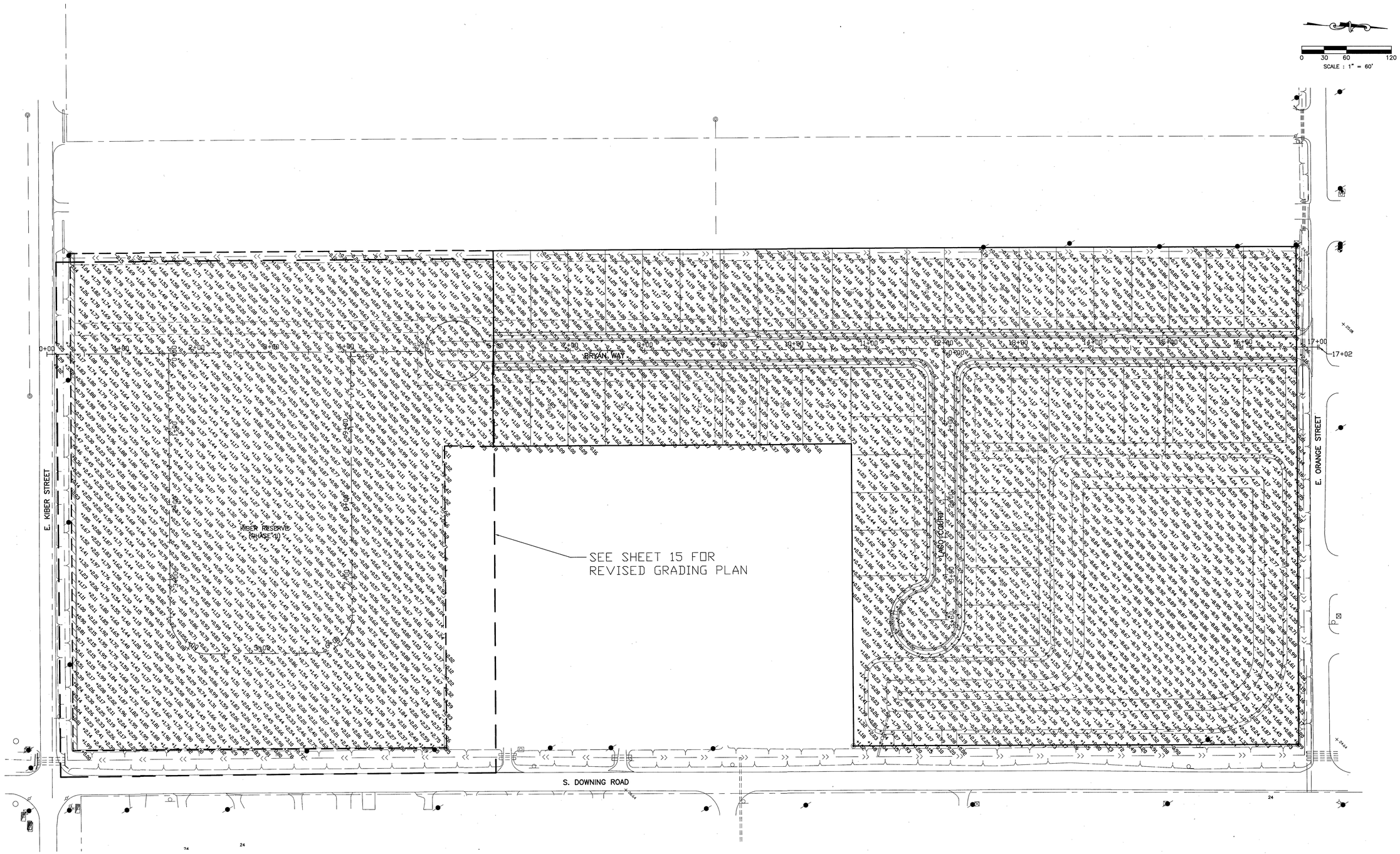
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

GRADING PLAN

PROJECT NO. 13499

15

Kiber Reserve Ph 1 SHEET SET.dwg



NOTE:
QUANTIITES WERE ESTIMATED WITH TOPOGRAPHIC DATA COLLECTED BEFORE SITE CLEARING. QUANTITIES SHALL BE REVISED AFTER LAND CLEARING FOR BETTER ESTIMATE ON FILL.

EARTHWORK QUANTITY:
CUT VOLUME: 29,732 CuYd
FILL VOLUME: 30,024 CuYd
NET FILL : 292 CuYd

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

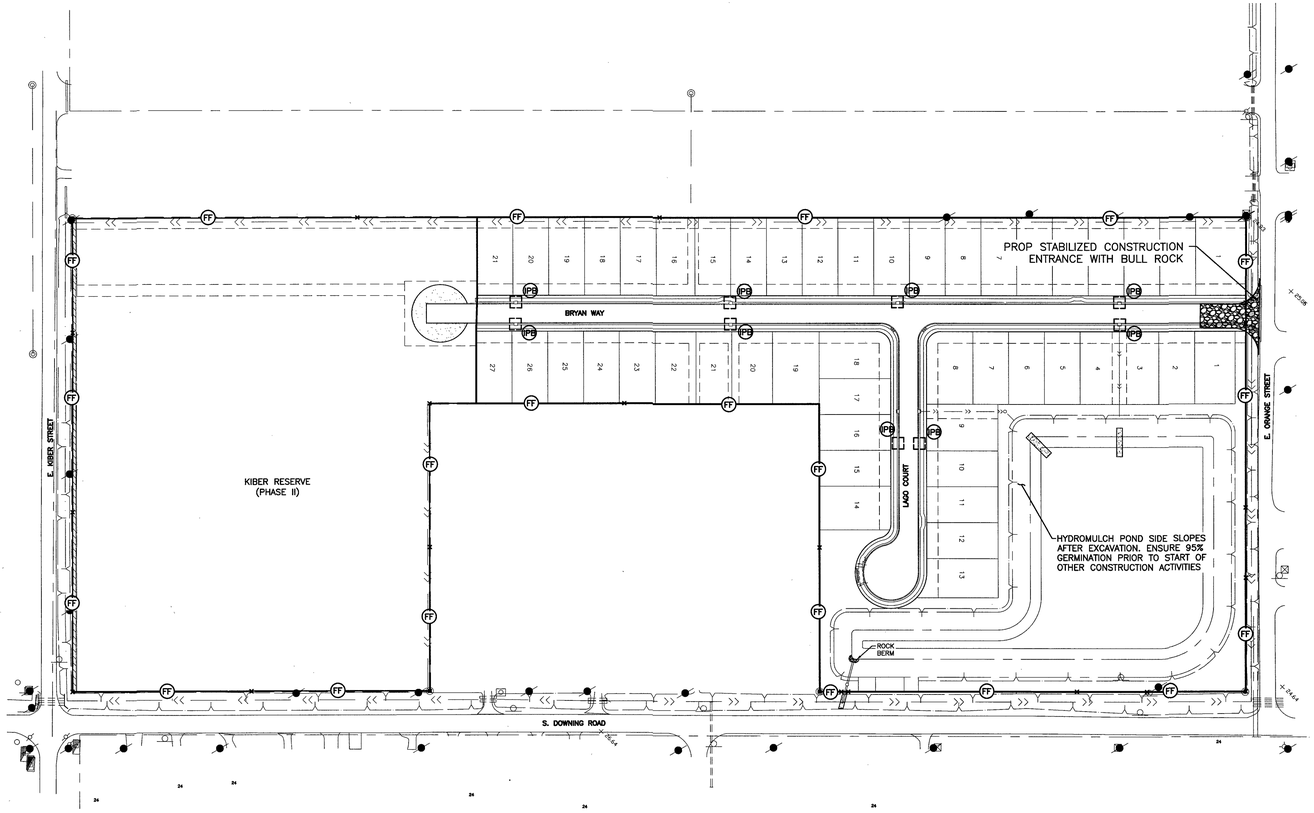
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CUT AND FILL PLAN

PROJECT NO. 13499

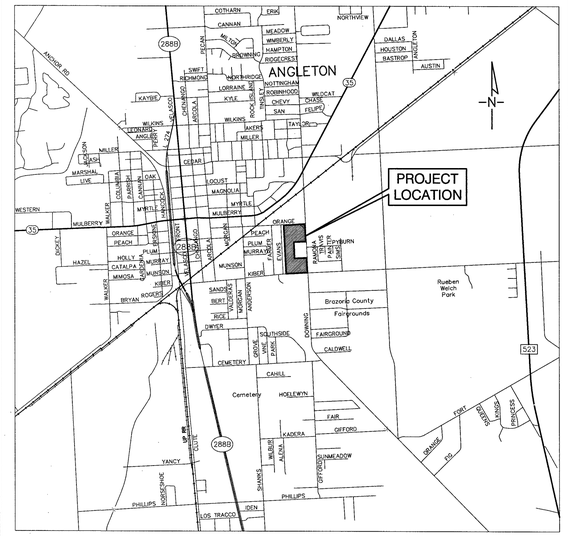
16

13499 SHEET SET.dwg

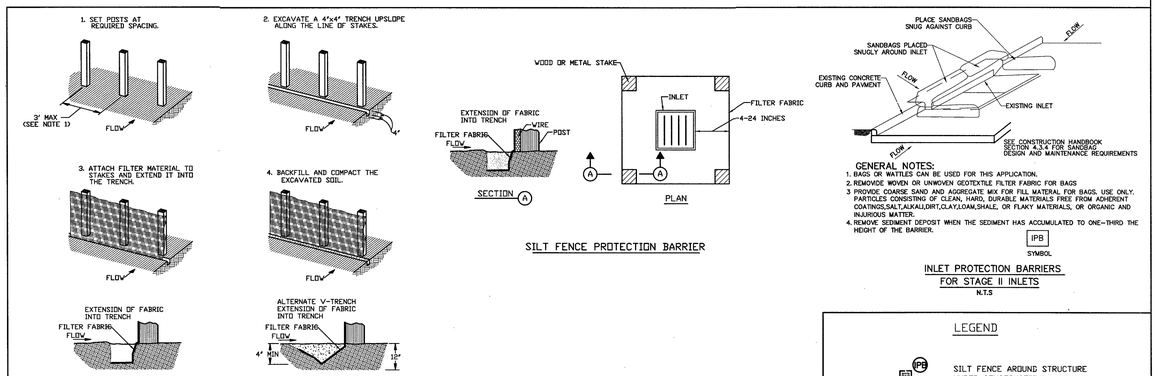


0 50 100 200
SCALE : 1" = 100'

GENERAL LOCATION MAP



NOTE:
AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.



CONSTRUCTION NOTES:

1. 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE

SILT FENCE PROTECTION BARRIER

GENERAL NOTES:

1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
2. REMOVOE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS
3. PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERIAL FOR BAGS. USE ONLY PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS,SALT,ALKALI,DIRT,CLAY,LOAM,SHALE, OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER.
4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

IPB
SYMBOL

INLET PROTECTION BARRIERS FOR STAGE II INLETS
N.T.S

LEGEND

- IPB — SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION
- FF — SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER
- HYDROMULCH SEED

PROJECT/SITE INFORMATION

PROJECT NAME: KIBER RESERVE (PHASE I)
PROJECT ADDRESS/LOCATION: W. SIDE OF DOWLING STREET AND N. SIDE OF KIBER STREET
CITY: ANGLETON STATE: TX. ZIP CODE: 77515
LATITUDE: 95°29'09.5" LONGITUDE: 29°09'40.4" COUNTY: BRAZORIA
NAME OF RECEIVING WATERS: GULF OF MEXICO

12/01/2021	06/01/2021
MONTH/DAY/YEAR	MONTH/DAY/YEAR
ESTIMATED CONSTRUCTION START DATE	ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 19.84 ACRES
ESTIMATE OF LIKELYHOOD OF DISCHARGE:

☐ UNLIKELY ☐ ONCE PER WEEK ☐ CONTINUAL
☒ ONCE PER MONTH ☐ ONCE PER DAY

ARE THERE ANY LISTED ENDANGERED OR THREATENED SPECIES, OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA?

☐ YES ☒ NO

ELIGIBILITY WITH REGARD TO PROTECTION OF ENDANGERED SPECIES HAS BEEN SATISFIED THROUGH THE INDICATED SECTION OF PART 1.B.3.e.(2) OF THE PERMIT.

(a) ☒ (b) ☐ (c) ☐ (d) ☐

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 100'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP LAYOUT
(PHASE I & PHASE II)

PROJECT NO. 13499

99 SHEET SET.dwg

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
KIBER RESERVE (PHASE I) SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 11.88 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 48 LOTS (50' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS, CONCRETE ROADWAYS WITH CURBS AND DETENTION POND EXCAVATION WITH MATERIAL SPREAD FOR LOT GRADING.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER. THIS MATERIAL WILL BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD ON DEVELOPED LOTS AFTER FINAL GRADING. UTILITY AND STORM SEWER CONSTRUCTION WILL REQUIRE TRENCHING. EXCAVATION FOR ROADWAY SUBGRADE AND DETENTION POND WILL INVOLVE SPREADING EXCAVATED MATERIAL ON ADJACENT LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG ORANGE STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.

C. TOTAL PROJECT AREA: 19.84 ACRES

D. TOTAL AREA TO BE DISTURBED: 19.84 ACRES

WEIGHTED RUNOFF COEFFICIENT
(BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.65

E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.

F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:

G. NAME OF RECEIVING WATERS:
RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION POND. THE POND OUTFALLS INTO ROADSIDE DITCH ON DOWNING STREET. DOWNING STREET OUTFALLS TO BASTROP BAYOU AND THEN TO THE GULF OF MEXICO.

AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.

NONE

H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:

NONE

J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

NONE

2. CONTROLS

NARRATIVE – SEQUENCE OF CONSTRUCTION ACTIVITIES AND APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION

THE ORDER OF CONSTRUCTION WILL BEGIN WITH STRIPPING OF ALL VEGETATION FROM THE WORK AREA.

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO RECEIVE FILL MATERIAL. REMOVED VEGETATION TO BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD AFTER LOT GRADING IS COMPLETE.
2. DEMOLISED THE MERGE LANE FROM ORANGE STREET TO DOWNING STREET. REGRADE THE ROADSIDE DITCH EAST OF DOWLING STREET AND SOUTH OF ORANGE STREET. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES AND STORM SEWER PIPES, INLETS AND MANHOLES. INSTALL INLET PROTECTION BARRIERS AROUND ALL INLETS. FULLY EXCAVATE THE DETENTION POND TO PROVIDE OUTFALL PATH FOR THE STORM SEWER SYSTEM. INSTALL THE RESTRICTIVE OUTLET.
3. ROADWAY EXCAVATION, LIME STABILIZATION AND CONCRETE PAVING WILL FOLLOW UNDERGROUND UTILITY AND STORM SEWER CONSTRUCTION. DURING ROADWAY WORK, THE REMAINDER OF THE DETENTION POND WILL BE EXCAVATED AND MATERIAL SPREAD ON LOTS. INSTALL SILT FENCE IN THE BOTTOM OF THE POND UPSTREAM OF THE RESTRICTIVE OUTFALL CULVERT.
4. AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.
5. THE NORTH SWALE AND THE DETENTION POND SHALL BE SEEDED AND FERTILIZED UPON COMPLETION OF THE EXCAVATION. ALL SEEDED AND FERTILIZED AREA TO BE IRRIGATED TO ENSURE GROWTH.

A. EROSION AND SEDIMENT CONTROLS: EROSION AND SEDIMENT CONTROLS SHALL RETAIN SEDIMENT ON SITE TO THE EXTENT PRACTICABLE. CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. OFFSITE SEDIMENT ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN CAPACITY HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WALL SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

SOIL STABILIZATION PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
TEMPORARY SEEDING				
PERMANENT PLANTING, SODDING, OR SEEDING		X		
MULCHING– WHERE INDICATED		X		
SOIL RETENTION BLANKET				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER:				

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:
DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

STRUCTURAL PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
REINFORCED SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES				
DIVERSION DIKE AND SWALE COMBINATIONS				
PIPE SLOPE DRAINS				
ROCK BEDDING AT CONSTRUCTION EXIT		X		
TIMBER MATTING AT CONSTRUCTION EXIT				
SEDIMENT TRAPS				
SEDIMENT BASINS				
STORM INLET PROTECTION		X		
STONE OUTLET STRUCTURES				
OTHER:				

B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:
CURBS & GUTTERS STORM SEWERS

C. OTHER CONTROLS

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF THE CLEAN WATER ACT.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL CONTAINER. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE MANAGEMENT REGULATIONS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE TRASH HAULED TO AN APPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS, ASPHALT PRODUCTS, PETROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.

SANITARY WASTE: PORTABLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:
___ HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
_X_ HAUL TRUCKS TO BE COVERED WITH TARPAULIN
_X_ EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
___ CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPAULINS IF REQUIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR FALLING FROM TRUCK.

REMARKS: ALL OPERATIONS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNTS OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

3. MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF A REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE, BUT NO LATER THAN SEVEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. MAINTENANCE SHALL BE PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS SOON AS PRACTICABLE.

4. INSPECTION

AN INSPECTION WILL BE PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS AFTER EVERY ONE-HALF INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL REPORT WILL BE MADE AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND APPROPRIATE CHANGES SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.

5. NON-STORMWATER DISCHARGES

___ FIRE HYDRANT FLUSHING
_X_ BUILDING WASHDOWN WITHOUT DETERGENTS
_X_ PAVEMENT WASHDOWN WITHOUT DETERGENTS
_X_ CONDENSATE
___ UNCONTAMINATED GROUNDWATER
___ UNCONTAMINATED FOUNDATION DRAINS

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED CONSTRUCTION EXIT	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP NARRATIVE

PROJECT NO. 13499

13499 SHEET SET.dwg

(1)

Hydrological and Hydraulic Impacts
Kiber Tract Subdivision

Job # 13651

Brazoria County, Texas

A = 19.84 Acre Development

Pre Development:

C = 0.10895
TC = 44.0 Minutes, I = 5.366
Q = 100 Year Storm = 14.68 cfs
Q-Allowable is 0.74 cfs / ac. = 14.68 cfs

Post Development

C = 0.65
T/C = 32.07 Minutes, I= 6.309
Q = 100 Year Storm = 101.71 cfs

Required Detention:

11.634 acre - feet (506,777 c.f.)

Miguel Sauceda, P.E. Feb 21, 2020

EXISITNG CONDITIONS

Bra. Co. Master Drg. Study allows only 0.74 cfs/acre in this area (Bastrop Bayou drainage area BB 18)

TC = 15 Minutes + 200 LF overland at 0.50 fps + 2010 LF ditch @ 1.5 fps = 44.0 Minutes

PROPOSED CONDITIONS

TC = 15 Minutes + 180 LF overland @ 0.5 FPS + 145 LF gutter @ 2.0 FPS + 1775 LF sewer @ 3.0 FPS
= 32.07

C = 0.65 per Brazoria Drainage Criteria Manual for lots under 1/8 acre

(2)

Drainage Analysis

Job # 13499 - Kiber Tract Subdivision

Rainfall intensity calculations for Brazoria County

I = intensity (in/hr)
b = coefficient
t = time of concentration
d = coefficient
e = coefficient

subscript
i =1 = 2year storm
i =2 = 5 year storm
i =3 = 10 year strom
i =4 = 25 year storm
i =5 = 50 year storm
i =6 = 100 year storm

$i := 1..6$

$b_i :=$ | $e_i :=$ | $d_i :=$

b_i	e_i	d_i
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

$T_{c0} := 44.0$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 5.433$ Predevelopment Intensity of interest

$C_{AV} := .10895$ ENTER PREDEVELOPMENT C VALUE

$A_{AV} := 19.84$ ENTER AREA

(3)

$C_f := 1.25$

$Q := C \cdot C_f \cdot I_6 \cdot A$ Must Insert correct subscript for I to obtain the relevant Q

$Q = 14.68$

$V_{AV} := (C) \cdot A \cdot 43560 \cdot 1.08$ For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

$V = 1.017 \times 10^5$

DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.983 \times 10^3$ T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

$t := 0, 1000 .. 84000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$ f(t) describes rising limb of hydrograph

$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$ g(t) describes descending limb of hydrograph

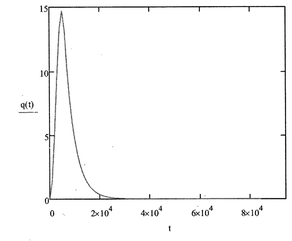
$q(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{pre} := \int_0^{86400} q(t)\, dt$

$Volume_{pre} = 1.021 \times 10^5$

(4)

Predevelopment hydrograph



$T_{c0} := 32.07$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 6.309$ Post development I of interest

ENTER POST DEVELOPMENT C FACTOR
REVISE CfAND AREA IF NECESSARY

$C_{AV} := 0.65$
$C_f := 1.25$
$Q_{AV} := C \cdot I_6 \cdot A \cdot C_f$

$Q = 101.705$

$V_{AV} := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 6.067 \times 10^5$

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.292 \times 10^3$

(5)

$t := 0, 1000 .. 25000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

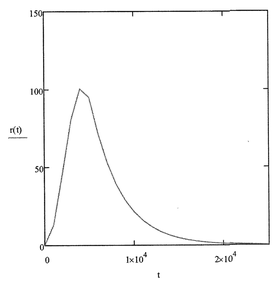
$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

$r(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{post} := \int_0^{86400} r(t)\, dt$

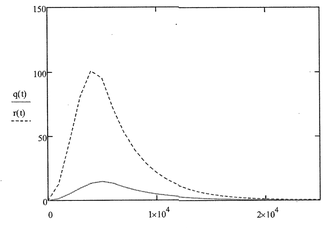
$Volume_{post} = 6.088 \times 10^5$

Post development hydrograph



(6)

Combined pre and post development hydrographs



$f(t) := ((r(t) - q(t)) \cdot 1$

$v(t) := if(f(t) > 0, f(t), 0)$

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE -FEET

$\frac{\int_0^{86400} v(t)\, dt}{43560} = 11.634$

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATIONS

PROJECT NO. 13499

10

13499 SHEET SET.dwg

WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 10:15:30 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-2	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-3	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-4	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-5	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-6	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-7	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-8	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-9	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-10	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-11	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-12	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-13	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-14	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-15	0.6	0.77	15.00	15.00	6.64	0.000	3.070
A-16	0.6	1.13	15.00	15.00	6.64	0.000	4.505
A-17	0.6	1.13	15.00	15.00	6.64	0.000	4.505

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-2	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-3	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-4	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-5	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-6	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-7	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-8	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-9	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-10	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-11	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-12	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-13	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-14	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-15	Curb	5.00	n/a	n/a	3.070	6.261	0.311	9.15	9.15
A-16	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60
A-17	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.14	6.61	0.000	0.00	5.834
A-2	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-3	Curb	0.600	2.94	16.48	6.34	0.000	0.00	11.185
A-4	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-5	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-6	Curb	0.600	1.45	15.21	6.60	0.000	0.00	5.741
A-7	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-8	Curb	0.600	2.90	16.57	6.32	0.000	0.00	11.002
A-9	Curb	0.600	3.70	16.69	6.30	0.000	0.00	13.987
A-10	Curb	0.600	7.36	17.32	6.18	0.000	0.00	27.299
A-11	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-12	Curb	0.600	8.98	18.18	6.03	0.000	0.00	32.481
A-13	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-14	Curb	0.600	10.60	19.15	5.87	0.000	0.00	37.310
A-15	Curb	0.600	11.37	19.93	5.74	0.000	0.00	39.177
A-16	Curb	0.600	1.13	15.00	6.64	0.000	0.00	4.505
A-17	Curb	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-1	CircMh	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-3	CircMh	0.600	1.47	15.14	6.61	0.000	0.00	5.834
MH-4	CircMh	0.600	12.50	20.39	5.67	0.000	0.00	42.538
OUT	Outlt	0.600	13.63	20.43	5.67	0.000	0.00	46.342

Conveyance Configuration Data

Run#	Node US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.67	18.59	Circ 1	0.00	1.50	28.00	0.29	0.013
4	A-3	A-9	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
5	A-5	A-6	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	1.50	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	72.00	0.22	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic US Elev (ft)	Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	22.37	22.35	0.079	0.75	1.50	3.34	1.67	2.95	5.96	0.000
2	22.35	22.18	0.066	1.09	2.00	3.32	1.86	5.83	10.10	0.000
3	22.19	22.17	0.079	0.77	1.50	3.21	1.67	2.95	5.62	0.000
4	22.17	22.03	0.244	1.50	2.00	4.43	3.56	11.19	12.09	0.000
5	22.13	22.10	0.075	0.74	1.50	3.31	1.62	2.87	5.84	0.000
6	22.10	21.93	0.064	1.09	2.00	3.27	1.83	5.74	10.10	0.000
7	21.95	21.93	0.075	0.76	1.50	3.19	1.62	2.87	5.62	0.000
8	21.93	21.80	0.236	1.47	2.00	4.45	3.55	14.50	12.47	0.000
9	22.03	21.80	0.116	1.31	2.50	5.38	2.85	13.99	26.01	0.000
10	21.80	21.38	0.167	2.25	3.00	4.80	3.86	27.30	29.65	0.000
11	21.41	21.38	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
12	21.38	21.07	0.104	2.19	3.50	5.13	3.38	32.48	45.15	0.000
13	21.10	21.07	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
14	21.07	20.73	0.137	2.41	3.50	5.29	3.88	37.31	45.18	0.000
15	20.73	20.51	0.152	2.52	3.50	5.29	4.07	39.18	44.54	0.000
16	20.53	20.51	0.184	0.96	1.50	3.77	2.55	14.50	6.07	0.000
17	20.50	20.37	0.104	2.31	4.00	6.16	3.69	46.34	71.83	0.000
18	20.37	20.30	0.104	2.44	4.00	5.78	3.69	46.34	67.72	0.000
19	22.18	22.17	0.066	1.09	2.00	3.32	1.86	5.83	10.12	0.000
20	20.51	20.50	0.088	2.22	4.00	5.94	3.39	42.54	71.83	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-2	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-3	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-4	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-5	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-6	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-7	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-8	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-9	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-10	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-11	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-12	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-13	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-14	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-15	0.6	0.77	15.00	15.00	10.10	0.000	4.666
A-16	0.6	1.13	15.00	15.00	10.10	0.000	6.847
A-17	0.6	1.13	15.00	15.00	10.10	0.000	6.847

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-2	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-3	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-4	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-5	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-6	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-7	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-8	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-9	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-10	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-11	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-12	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-13	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-14	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-15	Curb	5.00	n/a	n/a	4.666	6.261	0.411	10.70	10.70
A-16	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40
A-17	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.13	10.06	0.000	0.00	8.873
A-2	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-3	Curb	0.600	2.94	16.33	9.71	0.000	0.00	17.123
A-4	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-5	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-6	Curb	0.600	1.45	15.19	10.04	0.000	0.00	8.735
A-7	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-8	Curb	0.600	2.90	16.42	9.68	0.000	0.00	16.849
A-9	Curb	0.600	3.70	16.51	9.66	0.000	0.00	21.444
A-10	Curb	0.600	7.36	17.08	9.50	0.000	0.00	41.972
A-11	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-12	Curb	0.600	8.98	17.77	9.32	0.000	0.00	50.236
A-13	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-14	Curb	0.600	10.60	18.72	9.09	0.000	0.00	57.811
A-15	Curb	0.600	11.37	19.41	8.93	0.000	0.00	60.915
A-16	Curb	0.600	1.13	15.00	10.10	0.000	0.00	6.847
A-17	Curb	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-1	CircMh	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-3	CircMh	0.600	1.47	15.13	10.06	0.000	0.00	8.873
MH-4	CircMh	0.600	12.50	19.80	8.84	0.000	0.00	66.309
OUT	Outlt	0.600	13.63	19.83	8.83	0.000	0.00	72.248

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.67	18.59	Circ 1	0.00	1.50	28.00	0.29	0.013
4	A-3	A-9	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
5	A-5	A-6	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	1.50	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	72.00	0.22	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic US Elev (ft)	Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	25.23	25.18	0.182	0.97	1.50	3.70	2.54	4.48	5.96	0.000
2	25.18	24.79	0.154	1.44	2.00	3.67	2.82	8.87	10.10	0.000
3	24.82	24.77	0.182	1.01	1.50	3.55	2.54	4.48	5.62	0.000
4	24.77	24.45	0.573	2.00	2.00	5.45	5.45	17.12	12.09	0.000
5	24.67	24.60	0.172	0.96	1.50	3.65	2.47	4.36	5.84	0.000
6	24.60	24.21	0.149	1.44	2.00	3.61	2.78	8.73	10.10	0.000
7	24.25	24.21	0.172	0.98	1.50	3.55	2.47	4.36	5.62	0.000
8	24.21	23.90	0.555	2.00	2.00	5.36	5.36	16.85	12.47	0.000
9	24.45	23.90	0.273	1.72	2.50	5.96	4.37	21.44	26.01	0.000
10	23.90	22.91	0.396	3.00	3.00	5.94	5.94	41.97	29.65	0.000
11	22.97	22.91	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
12	22.91	22.17	0.249	3.50	3.50	5.22	5.22	50.24	45.15	0.000
13	22.23	22.17	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
14	22.17	21.35	0.330	3.50	3.50	6.01	6.01	57.81	45.18	0.000
15	21.35	20.81	0.366	3.50	3.50	6.33	6.33	60.91	44.54	0.000
16	20.86	20.81	0.425	1.50	1.50	3.87	3.87	6.85	6.07	0.000
17	20.79	20.48	0.253	3.25	4.00	6.61	5.75	72.25	71.83	0.000
18	20.48	20.30	0.253	3.50	4.00	6.20	5.75	72.25	67.72	0.000
19	24.79	24.77	0.154	1.44	2.00	3.67	2.82	8.87	10.12	0.000
20	20.81	20.79	0.213	3.00	4.00	6.56	5.28	66.31	71.83	0.000

END

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 9:20:29 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

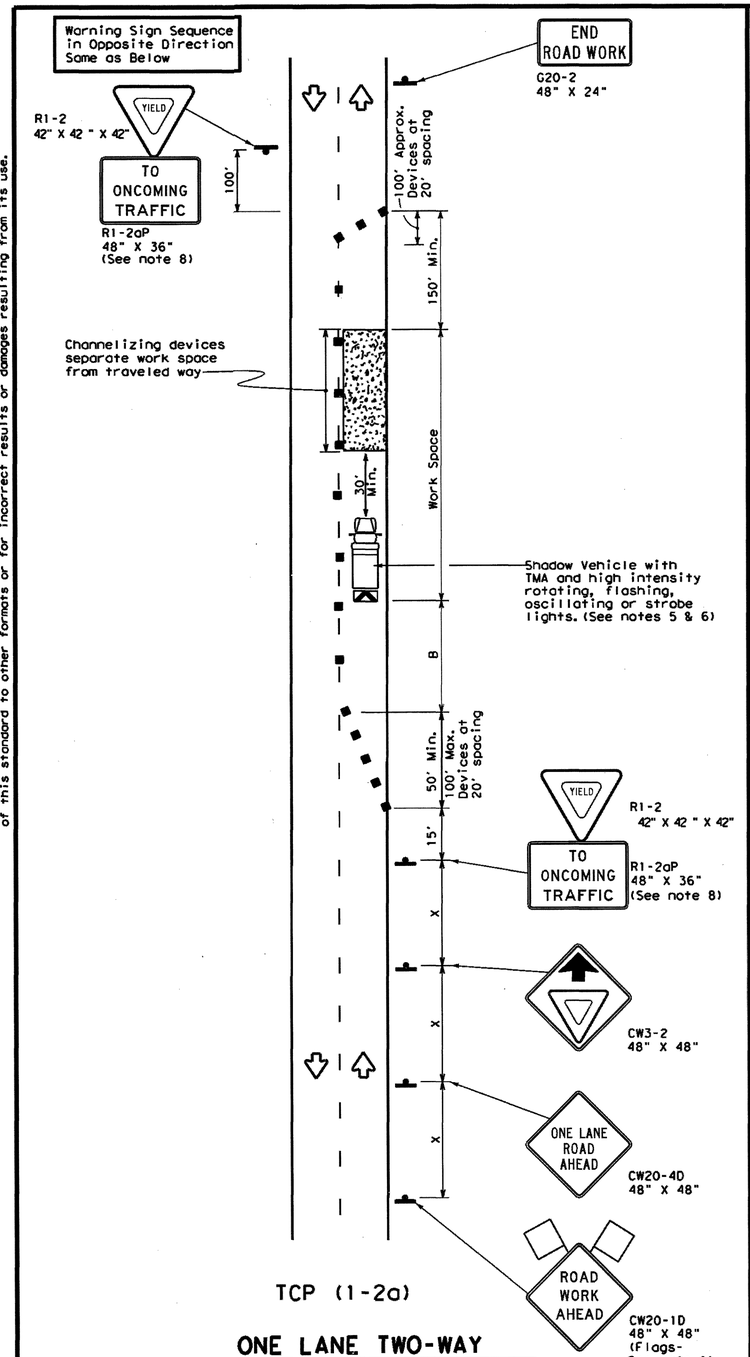
ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-18	0.6	1.07	15.00	15.00	6.64	0.000	4.266
A-19	0.6	1.01	15.00	15.00	6.64	0.000	4.026

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-18	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-19	Curb	5.00	n/a	0.50	2

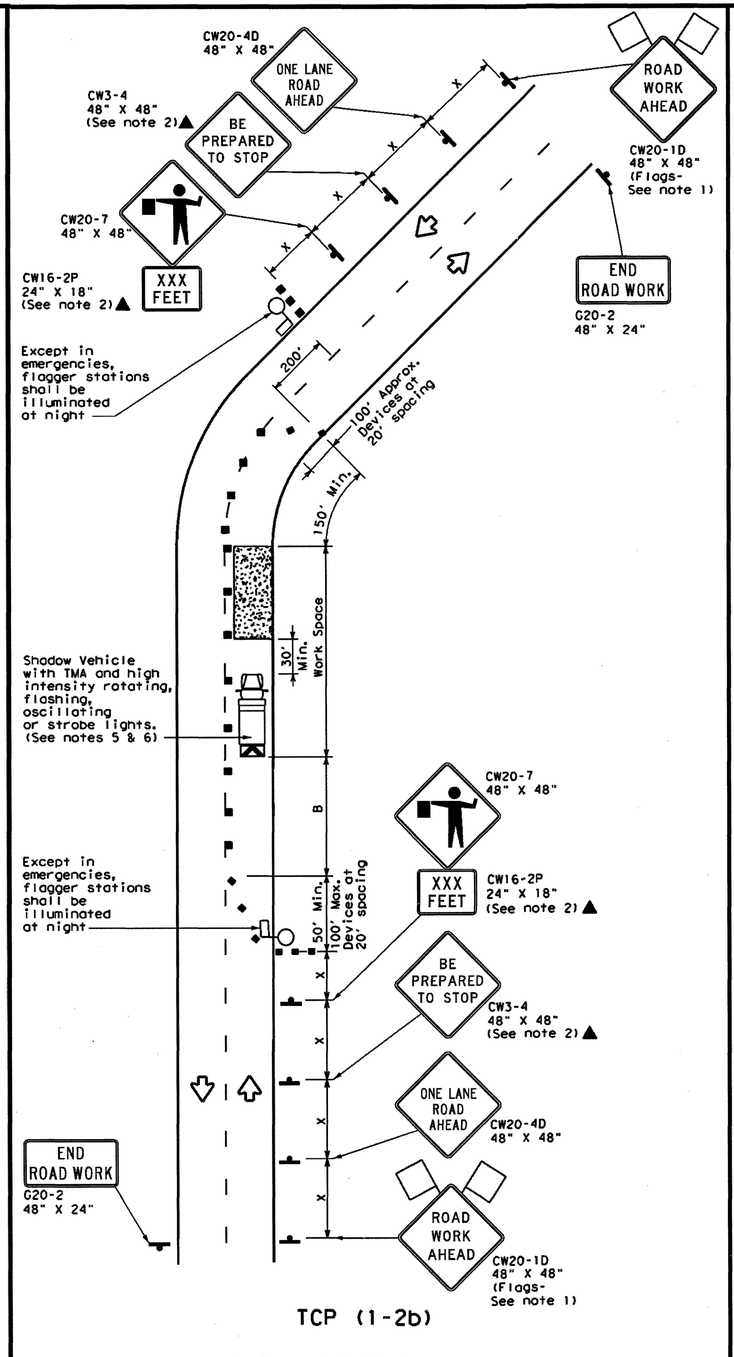
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	(M)	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp1-2-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98 / 2-94 2-12 / 1-97 2-18	DIST	COUNTY		SHEET NO.

152

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

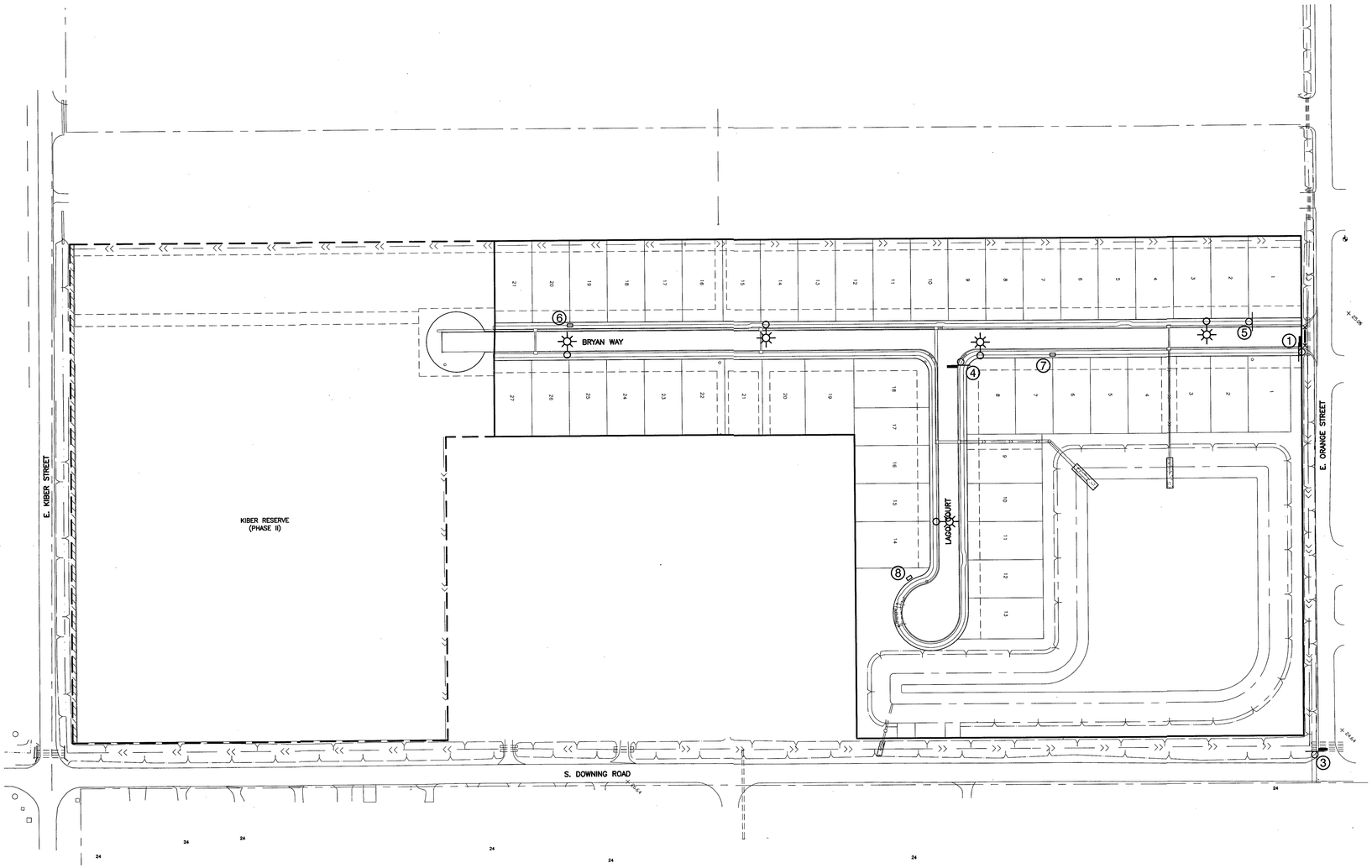
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TRAFFIC CONTROL PLAN
TCP (1–2) –18

PROJECT NO. 13499

2

9 SHEET SET.dwg



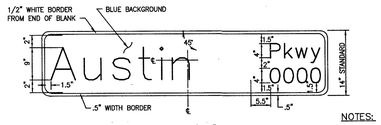
0 40 80 160

SCALE : 1" = 80'

GENERAL CONSTRUCTION NOTES:

1. SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WIRES WITH MULTI-LEVELING, WIND DUMPING BRACKETS.
2. SUPPORT WIRES SHOULD NOT BE PROHIBITED FROM INDEPENDENT MOVEMENT.
3. INSTALL ONE STREET NAME SIGN APPROXIMATE 2' FROM POLE ABOVE ON-COMING TRAFFIC ON EACH TRAFFIC SIGNAL SPAN.
4. THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE, ALL INDIVIDUAL LETTERS FOR EXAMPLE "F.M." SHALL BE UPPER CASE. STREET SUFFIXES & "NO OUTLET" SHALL BE UPPER CASE.
5. ALL SHEETING SHALL BE "DIAMOND GRADE" OR APPROVED EQUAL.
6. USE ANODIZED BLANKS ONLY.
7. STREET SIGN FONTS SHALL BE HELVETICA BOLD, MEDIUM STYLE
8. MINIMUM SIGN THICKNESS: 9" SIGNS = .080", 14" SIGNS = .1875"

SL-ST-68



CORNER RADII = 2"
PLINE WIDTH = .5"

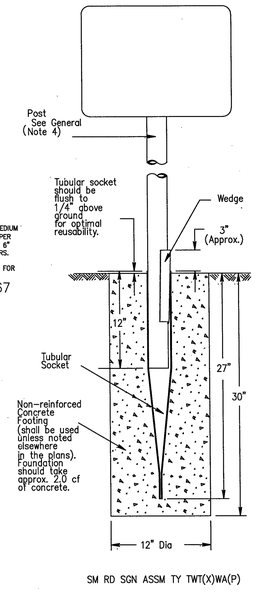
DETAIL OF SIGN FOR MAST ARM TRAFFIC SIGNAL POLES

NOTES:

1. HELVETICA BOLD, MEDIUM STYLE WITH 9" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.
2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO.

SL-ST-67

Wedge Anchor System



SM RD SGN ASSM TY TWT(X)WA(P)

SL-ST-62

SL-ST-68

POZ-LOCK SLIPBASE SYSTEM

NTS

SL-ST-64

CONCRETE SIGN PEDESTAL SL-ST-65

NTS

NOTES:

1.) FILL HOLE TO GROUND LEVEL.
2.) PRESS BASE INTO CENTER OF CONCRETE.
3.) LEVEL BASE 3" ABOVE GROUND.
4.) TIGHTEN (TORQUE) NUTS BETWEEN 60 TO 80 FT/LB MAX.

STREET CLOSED R11-2

TYPE III BARRICADE

- STREET AREA LIGHTING (5 LOCATIONS)
- STREET SIGNS
- STOP BAR
- (1) STREET NAMES W/ STOP SIGN - FACING BRYAN WAY W/ STOP BAR
- (3) STREET NAMES W/ STOP SIGN - FACING ORANGE STREET W/ STOP BAR
- (4) STREET NAMES W/ STOP SIGN - FACING LAGO COURT W/ STOP BAR
- (5) SPEED LIMIT SIGN 30 MPH
- (6) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- (7) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- (8) 8 CBU (2-TYPE III 8 SLOT) ON 7'X4'X8" SLAB
- TYPE III BARRICADE

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REDUCE LIGHT COUNT FOR PHASE I	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-6689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PAVEMENT MARKINGS, MAIL BOXES STREET SIGNS AND ROADWAY LIGHTING LAYOUT

PROJECT NO. 13499

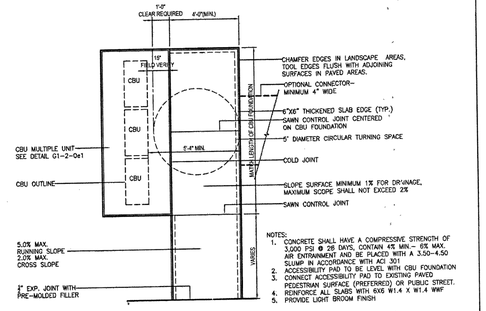
22

13499 SHEET SET.dwg

NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(s) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

NOTE: TURNING SPACE MAY BE ON PUBLIC WALKWAY IF THE WALKWAY CONFORMS TO THE SLOPE REQUIREMENTS (MAXIMUM 2% SLOPE).



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4½ MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.00–4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. ACCESSIBILITY PAD TO BE LEVEL WITH CBU FOUNDATION
3. CONNECT ACCESSIBILITY PAD TO EXISTING PAVED PEDESTRIAN SURFACE (PREFERRED) OR PUBLIC STREET.
4. REINFORCE ALL SLABS WITH 6X6 W1.4 X W1.4 WWF
5. PROVIDE LIGHT BROOM FINISH

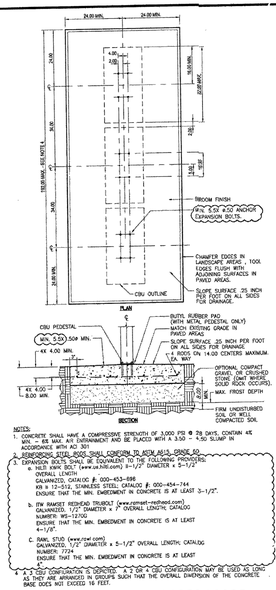
Paved Pedestrian Surface (if available) or Public Street

Detail: CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: ./usps\library\details\G1-2-0e3.dwg Scale: 1/4"=1'-0"	G1 - 2 - 0 e3				
	USPS SDL Issued: 10/1/2016 Last Revised: 7/14/2016				

UNITED STATES POSTAL SERVICE — STANDARD DETAIL LIBRARY

©Copyright 1997-2015 United States Postal Service

NOTES TO A/E:



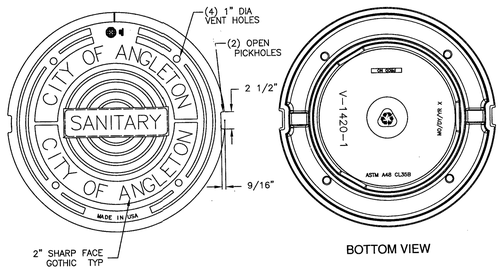
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING BOLT SHALL CONFORM TO ASTM A615, GRADE 60
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   a. HILTI KWIK BOLT (www.us.hilti.com) 3-1/2" DIAMETER x 5-1/2" OVERALL LENGTH. CATALOG #: 000-453-696 GALVANIZED, CATALOG #: 000-453-696 STAINLESS STEEL, CATALOG #: 000-454-744 K9 X 12-512, STAINLESS STEEL ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: WS-12700 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
   c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7224 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST
4. CBU CONFIGURATIONS OF 2-3 OR 3-2 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE PAD DOES NOT EXCEED 16 FEET

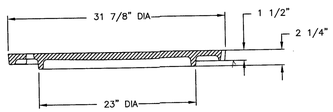
Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: ./usps/library/details/G1-2-0e1 Scale: 1/2" = 1'-0"	G1 - 2 - 0 e1				
	USPS SDL Issued: 10/1/2016 Last Revised: 10/27/2016				

UNITED STATES POSTAL SERVICE — STANDARD DETAIL LIBRARY

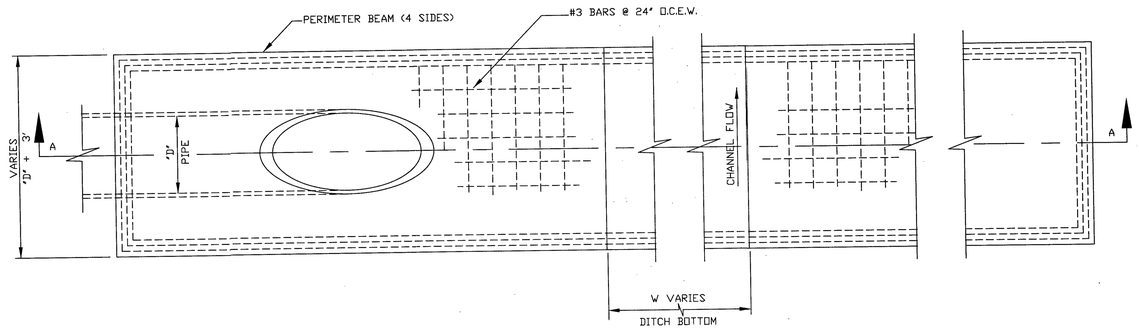
©Copyright 1997-2014 United States Postal Service

V1420-1 Cover

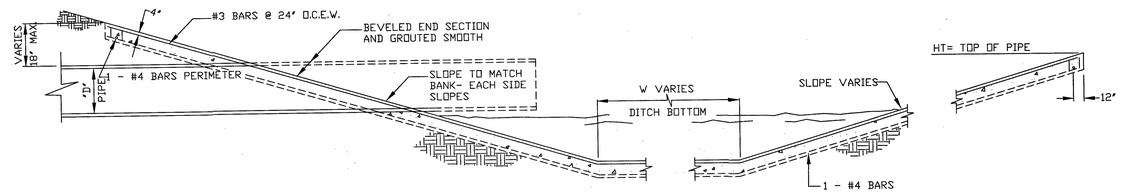




NOTES
1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.



PLAN VIEW



W= WIDTH PER PLAN
D= PIPE DIAMETER PER PLAN
S= SLOPE PER PLAN/FIELD

SECTION "A-A"

TYPICAL DRAINAGE OUTFALL CHANNEL

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED SLOPE PAVING DETAIL	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

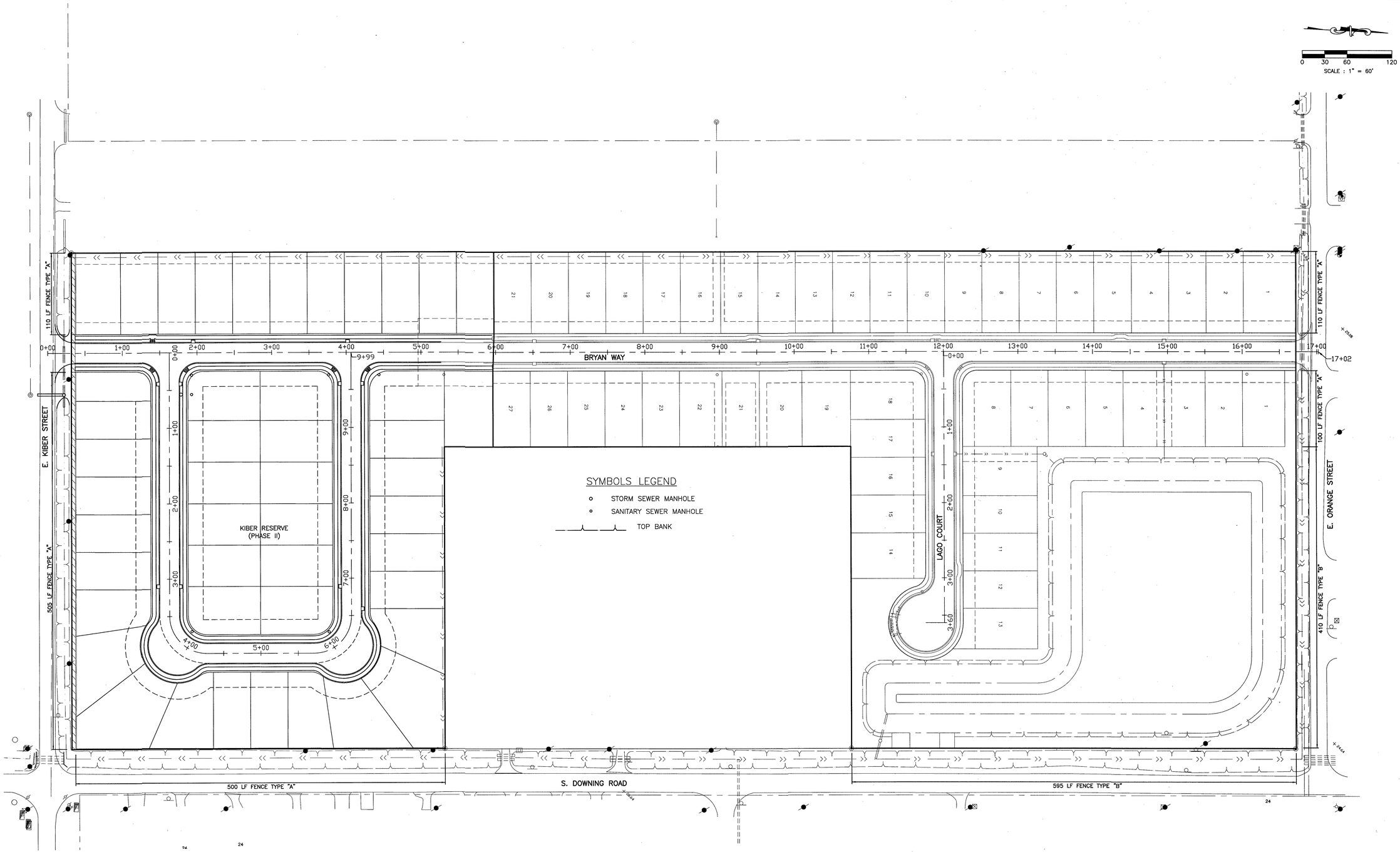
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

MISCELLANEOUS DETAILS

PROJECT NO. 13499

13499 SHEET SET.dwg



FENCE TYPE "A" = 6' WOOD (1325 LF)

FENCE TYPE "B" = SHORT PICKET STYLE (1005 LF)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISE WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6881 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

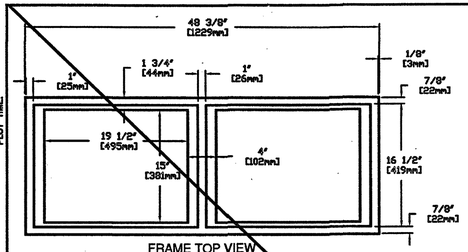
FENCE EXHIBIT

PROJECT NO. 13499

E.1

99 SHEET SET.dwg

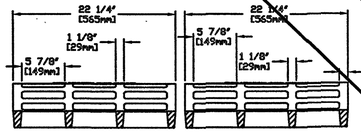
PLOT TIME:



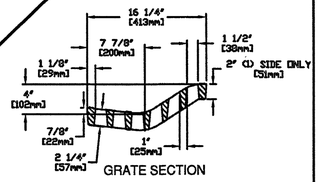
FRAME TOP VIEW

GRATE COVER IS EJIW OR APPROVED EQUAL.

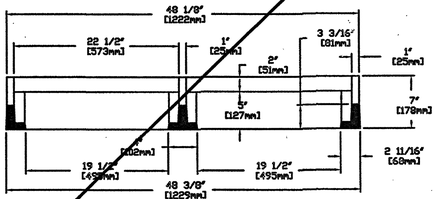
GRATE TOP VIEW



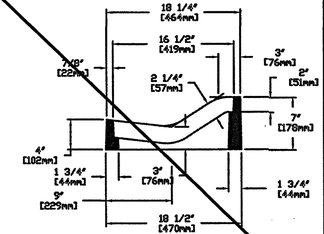
GRATE SECTION GRATE SECTION



GRATE SECTION



FRAME SECTION

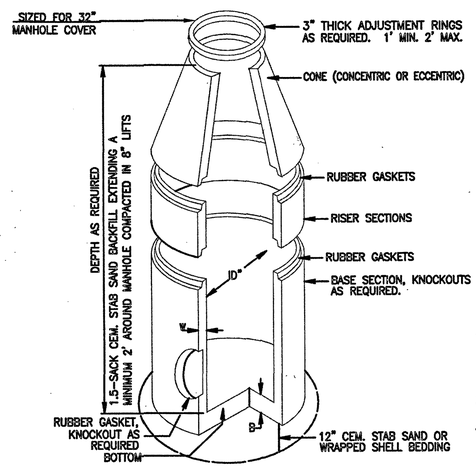


FRAME SECTION

CATCH BASIN ASSEMBLY

N.T.S.

SL-DR-03



DIMENSIONS AND WEIGHTS			
I.D. SIZE (in)	W (in)	B (in)	RISER WT/LF (lb)
48	5	6	868
60	6	8	1300
72	7	8	1811
96	9	8	3090

NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.

SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

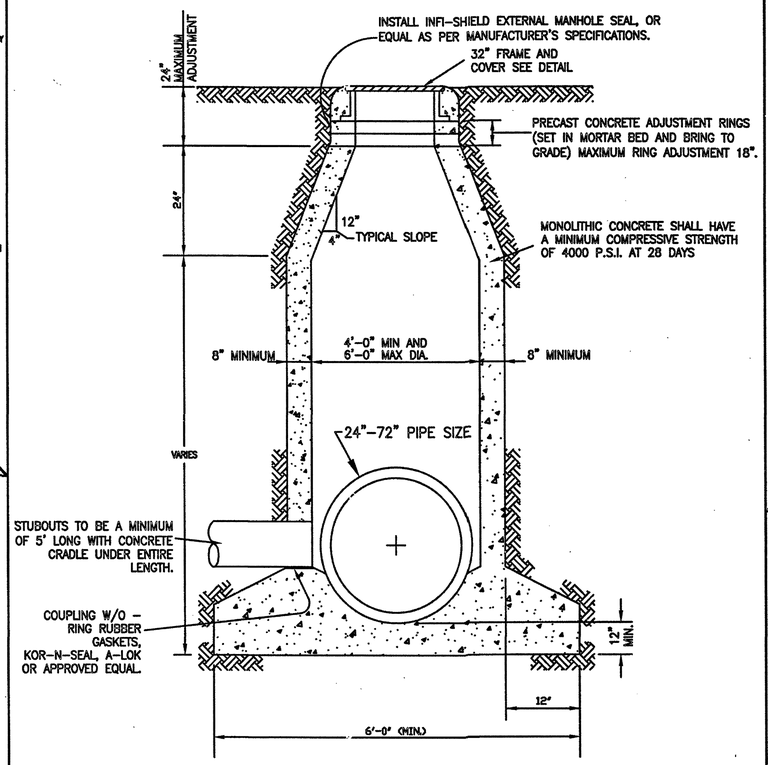
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

PRECAST CONCRETE MANHOLE

N.T.S.

SL-DR-02



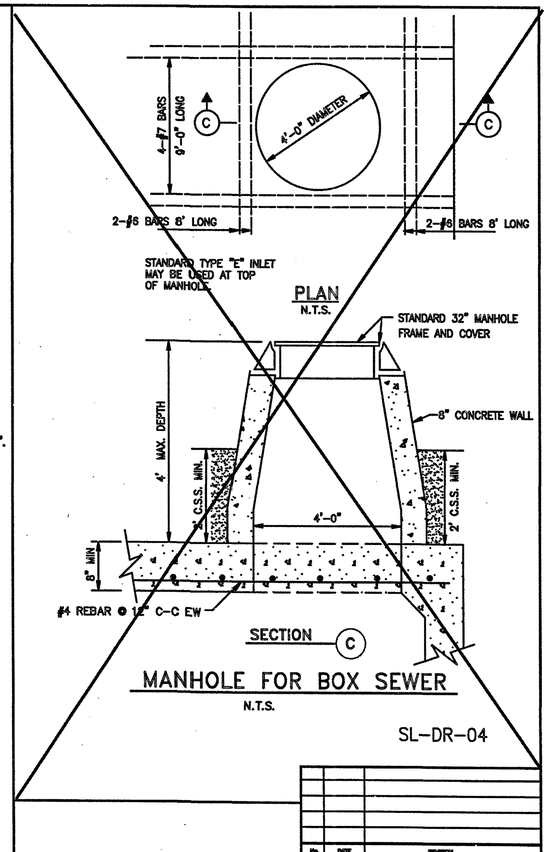
TYPE "C" CAST-IN-PLACE MANHOLE

N.T.S.

NOTES:

1. CONCRETE SHALL BE A MONOLITHIC POUR.
2. #4 REBAR TO BE PLACED IN BASE AND WALLS @ 12" C-C EW.
3. 1-1/2" C.S.S. BACKFILL TO BE PLACED AROUND MANHOLE COMPACTED IN 8" LIFTS (MAX).

SL-DR-01



MANHOLE FOR BOX SEWER

N.T.S.

SL-DR-04

GENERAL CONSTRUCTION NOTES:

1. ALL CAST CONCRETE BASES AND WALLS SHALL HAVE # 4 REBAR @ 12" C-C EW
2. CONCRETE SHALL BE 3000 PSI MIN.
3. USE C.S.S. BEDDING AS PER DETAILS 1 1/2 SK, COMPACTED 8" LIFTS (MAX.). TO 95% STANDARD.

REFER TO:

1. *GENERAL NOTES, C.S.S & CONCRETE NOTES.*
2. *STORM SEWER NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER MANHOLE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-03

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

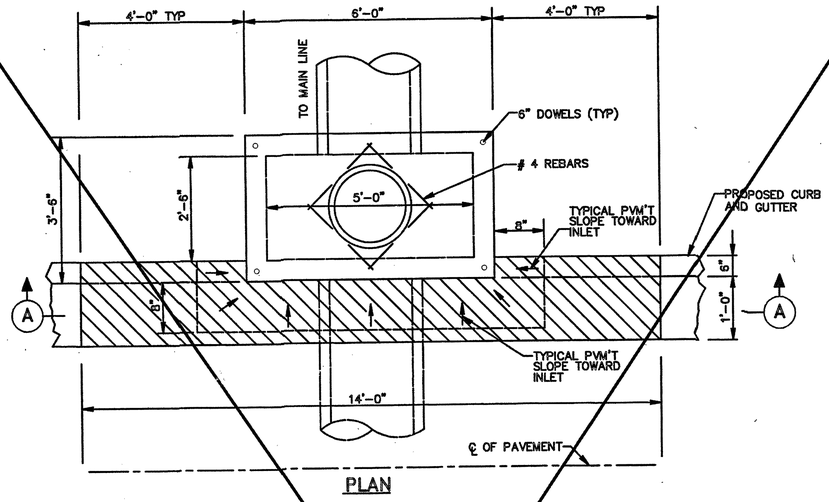
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

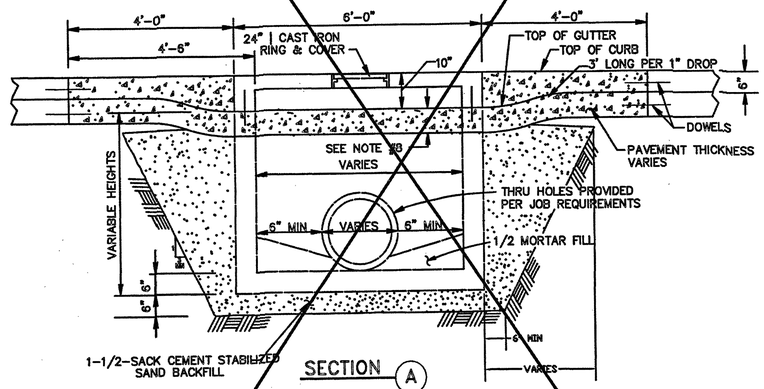
STORM SEWER MANHOLE CONSTRUCTION DETAILS SL-03

PROJECT NO. 13499

I:\99 ANGLETON DETAIL SET.dwg



PLAN



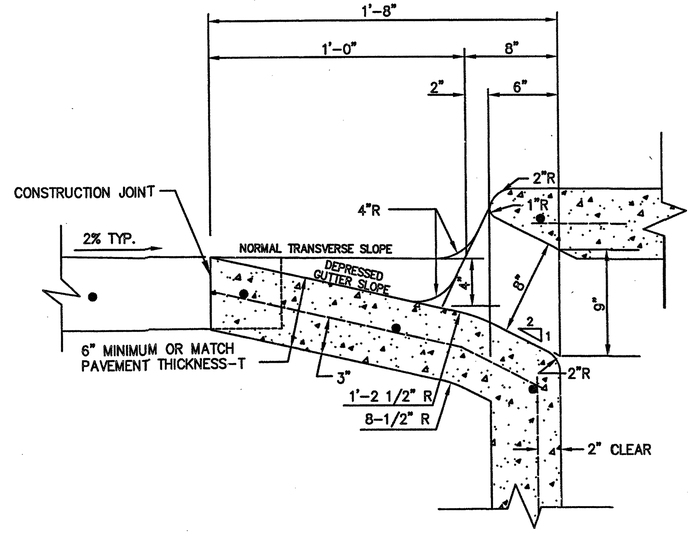
SECTION (A)

TYPE "H-2" INLET

SL-DR-25

NOTES:

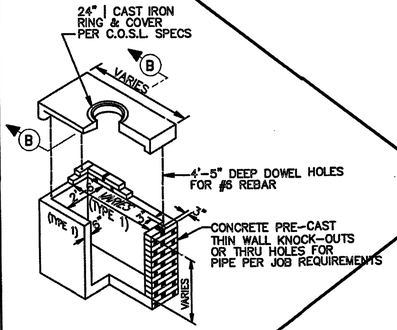
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #5 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 5" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



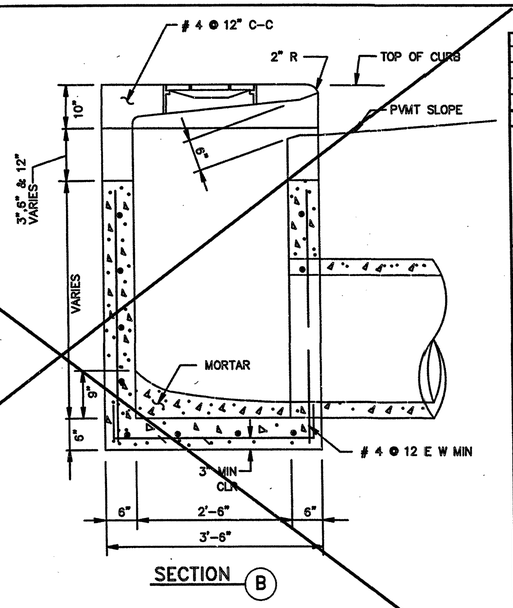
THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

SCALE: N.T.S.

SL-DR-40



NOTE:
REFER TO INSTALLATION FOR TYPE H-2 5'-0" CURB INLET ON PAVING DETAIL SHEET



SECTION (B)

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

1. *GENERAL NOTES*
2. *SEE C.S.S., PAVEMENT NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS II

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-08

SHEET OF

PLOT TIME:

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

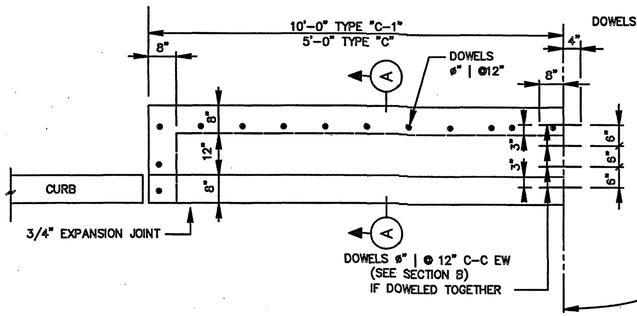
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER INLET
CONSTRUCTION DETAILS II
SL-08

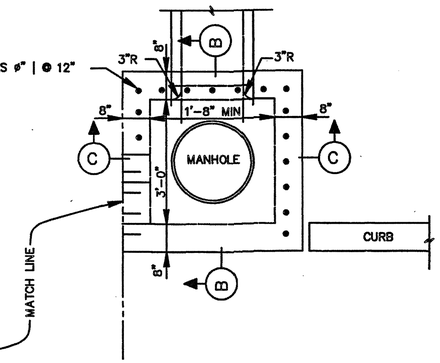
PROJECT NO. 13499

S:\Projects\13499 ANGLETON DETAIL SET.dwg

PLOT TIME:



EXTENSION



INLET

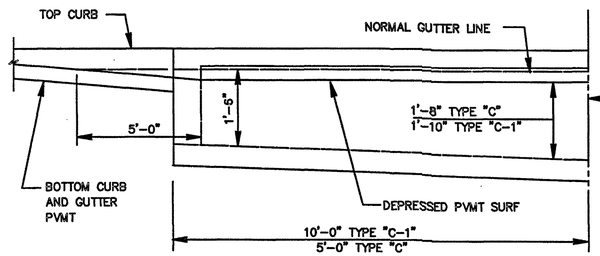
PLAN

GENERAL NOTES:

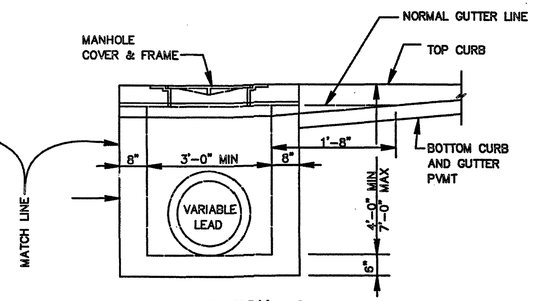
TYPE "C" INLET WITH ONE EXTENSION
TYPE "C-1" INLET WITH DOUBLE EXTENSION
TYPE "C-2" INLET WITH EXTEN. ON EACH SIDE
TYPE "C-2A" INLET WITH NO EXTENSION

NOTES:

1. FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"X6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
2. WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.

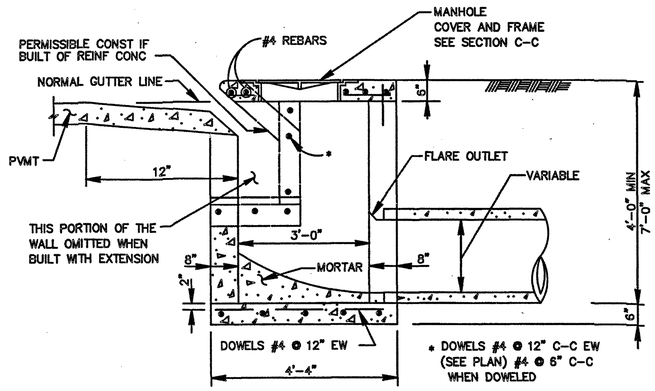


PLAN

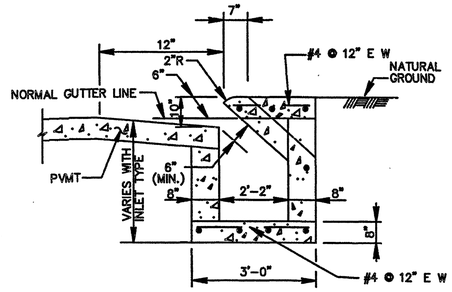


SECTION C

SL-DR-27



SECTION B



SECTION A

TYPE "C" INLET

N.T.S.

SL-DR-28

REFER TO:

1. *GENERAL NOTES*
2. *STORM SEWER NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET
CONSTRUCTION DETAILS III

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-09

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/26

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

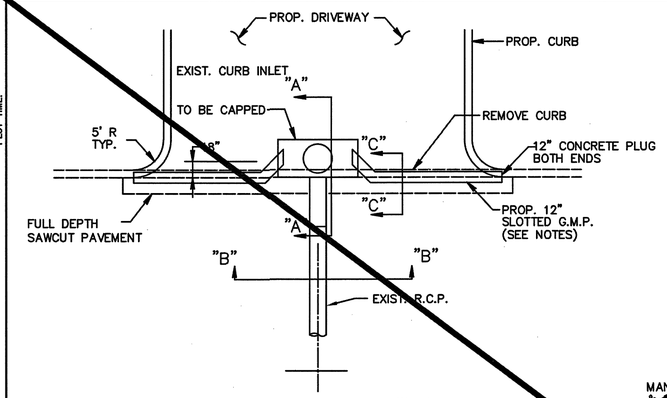
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER INLET
CONSTRUCTION DETAILS III
SL-09

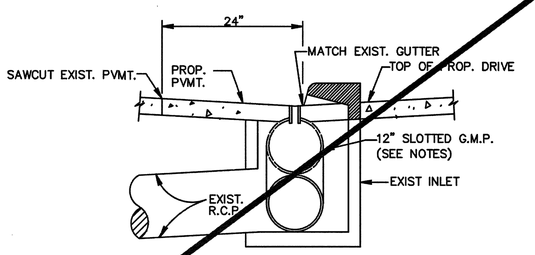
PROJECT NO. 13499

I:\Projects\2019 ANGLETON DETAIL SET.dwg

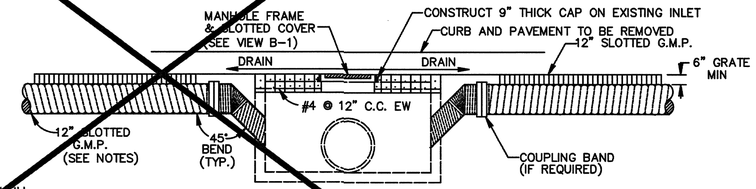
PLOT TIME:



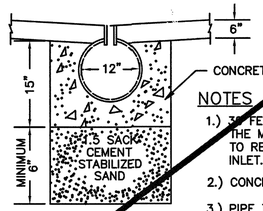
SLOTTED PIPE INSTALLATION FOR DRIVEWAY CONSTRUCTION



SECTION A–A



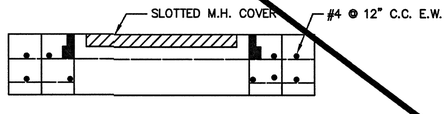
SECTION B–B



SECTION C–C

NOTES

1.) 30 FEET OF SLOT IS THE MINIMUM REQUIREMENT TO REPLACE A TYPE B–B INLET.
2.) CONCRETE MIN. 3000 P.S.I.
3.) PIPE TO BE GALVANIZED TYPE II WITH GALVANIZED SLOT
4.) CONDITIONS MAY VARY. CONTRACTOR TO ROLL FITTING AND ENTER BOX BELOW 9" CAP.
5.) SEE C.S.S. NOTES.

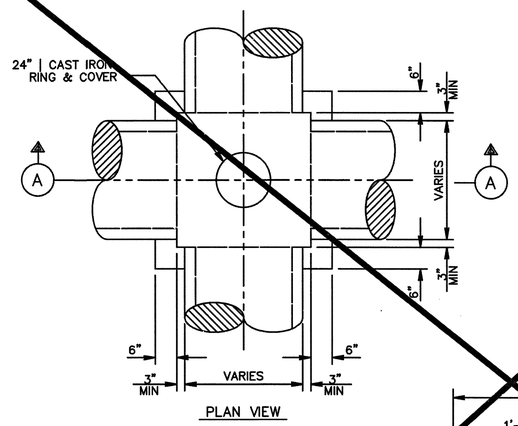


VIEW B–1

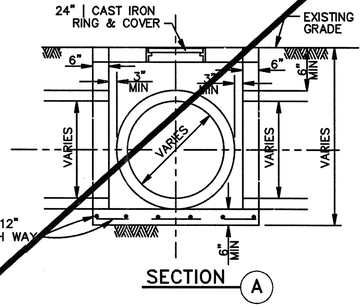
SLOTTED DRAIN DETAIL

N.T.S.

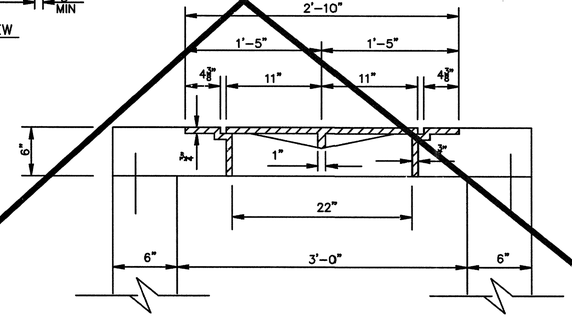
SL–DR–29



PLAN VIEW



SECTION A



FRAME AND COVER SECTION

JUNCTION BOX

N.T.S.

SL–DR–30

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

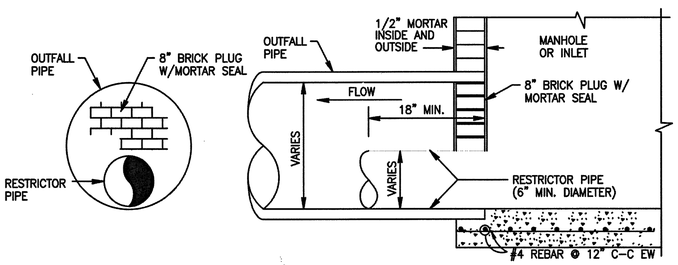
CONSTRUCTION PLANS FOR:

STORM SEWER CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–10

SHEET OF



CHOKE OUTFALL RESTRICTOR DETAIL

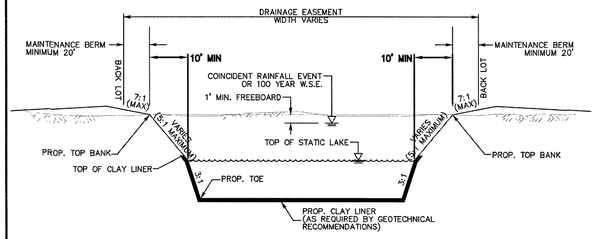
STORM SEWER CHOKE RESTRICTOR

N.T.S.

SL–DR–31

REFER TO:

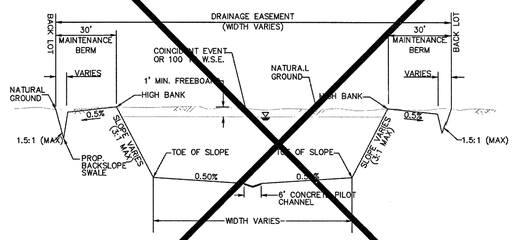
1. GENERAL NOTES
2. STORM SEWER NOTES



WET DETENTION POND/AMENITY LAKE

N.T.S.

SL–DR–32



DRY DETENTION POND

N.T.S.

SL–DR–33

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

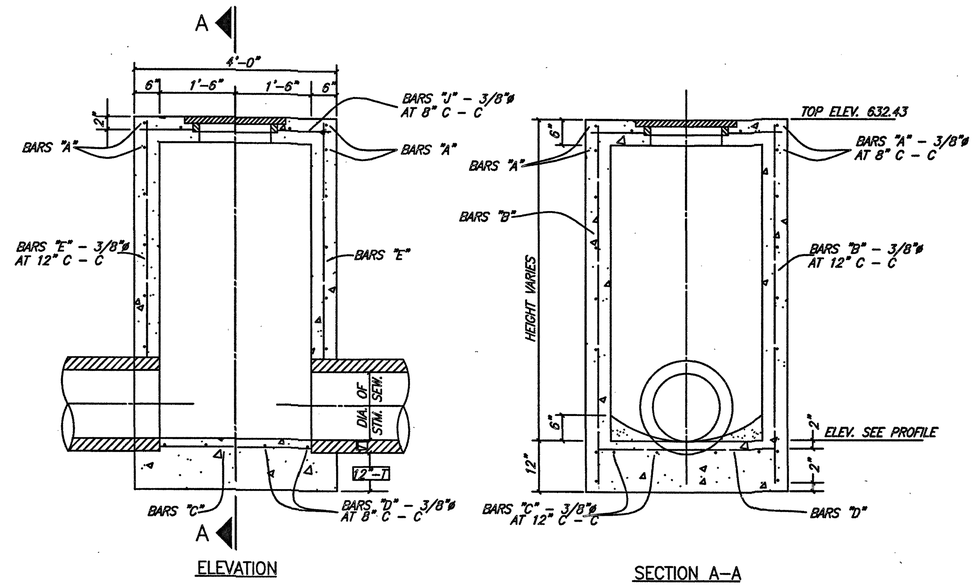
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS SL–10

PROJECT NO. 13499

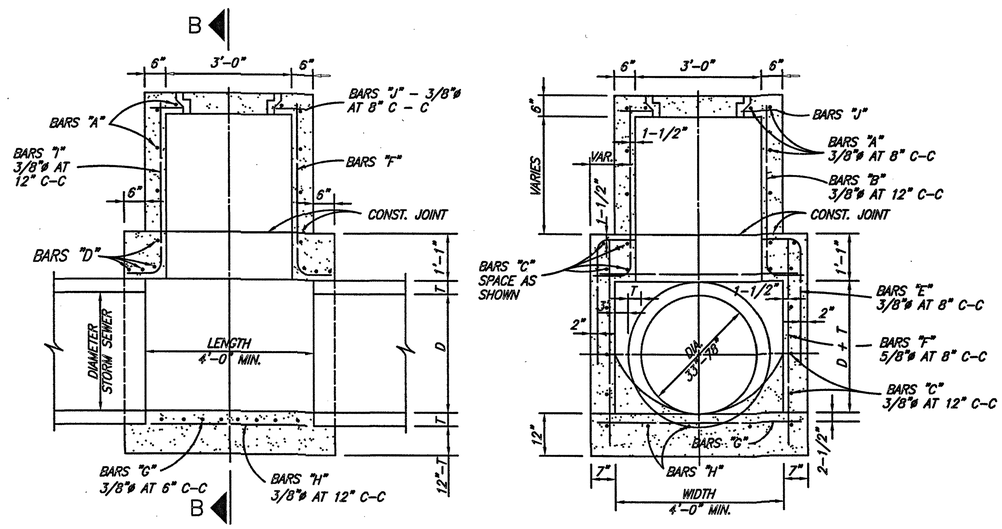
99 ANGLETON DETAIL SET.dwg

PLOT TIME:



STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30" – N.T.S.



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78" – N.T.S.

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

JUNCTION BOX MANHOLES

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-11

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED _____
DATE _____

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: _____
PROFILE:
HORIZONTAL: _____
VERTICAL: _____

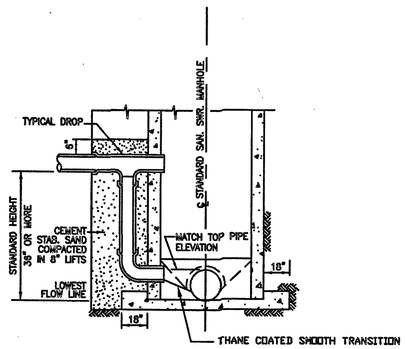
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

JUNCTION BOX MANHOLES
SL-11

PROJECT NO. 13499

S:\Projects\13499 ANGLETON DENIAL SET.dwg

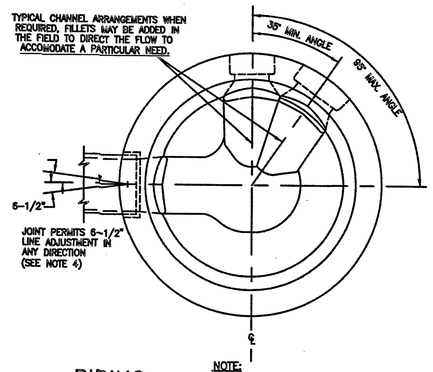
PLOT TIME:



STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05

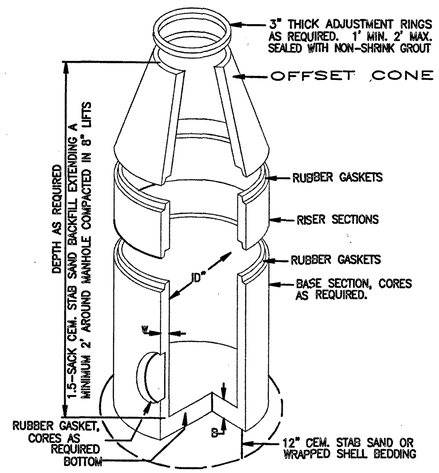
NOTE:

1. INFLUENT AND EXFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
2. INFLUENT AND EXFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURE'S RECOMMENDATIONS.

NOTES:

1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 38 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF ANGLETON DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF ANGLETON PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.

SL-SS-07



SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

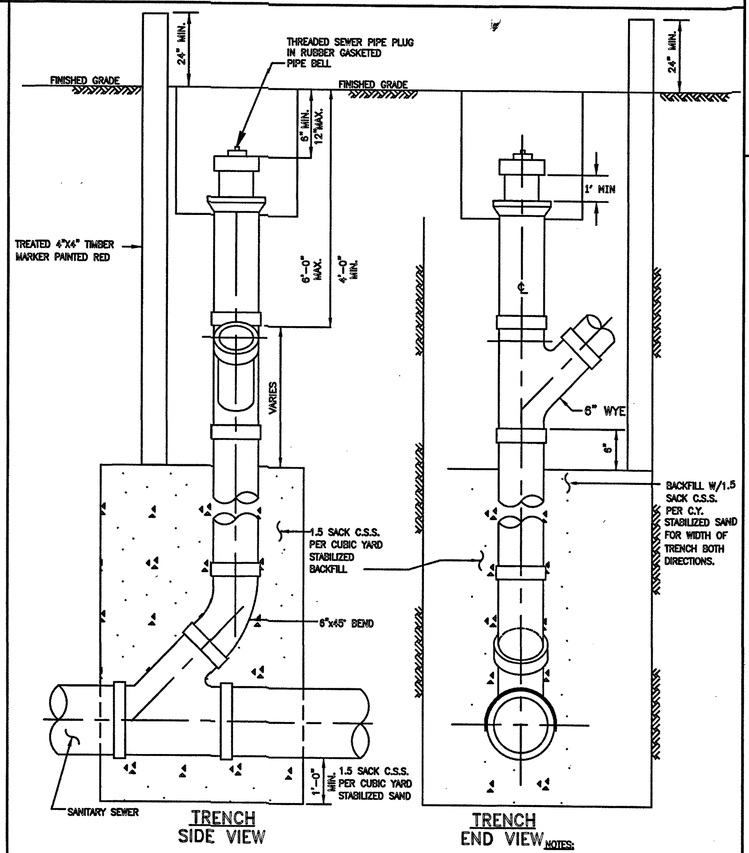
NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLANCE WITH APPROVED PRODUCT LIST.
7. INVERTS SHALL COMPLY WITH C.O.S.L., DESIGN MANUAL SPECIFICATIONS.
8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE

N.T.S.

SL-SS-03



TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL

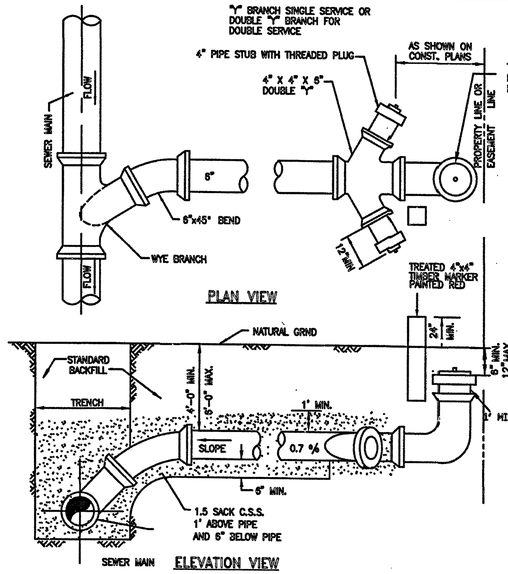
N.T.S.

NOTES:

A.) NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.

B.) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

SL-SS-04



SANITARY SEWER SERVICE CONNECTION

N.T.S.

SL-SS-06

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS

DRAWN BT

CHECKED

DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:

CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:

PROFILE:

HORIZONTAL:

VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SANITARY SEWER CONSTRUCTION DETAILS
SL-14

PROJECT NO. 13499

NO.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

SANITARY SEWER CONSTRUCTION DETAILS

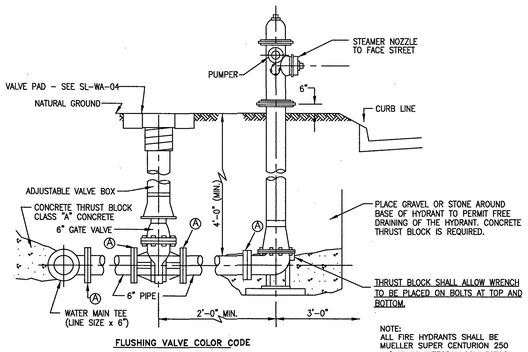
JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-14

SHEET OF

CAD FILE PATH:
PLOT DATE:

G:\ANGLETON\DETAIL SET.dwg



FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.S.T.

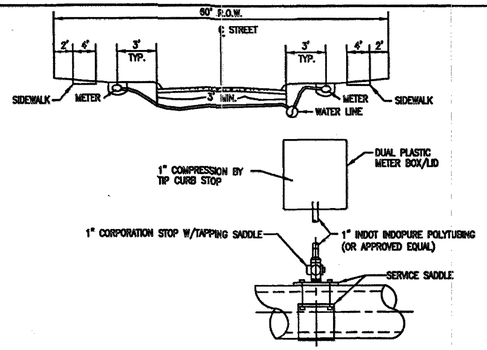
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER CITY OF ANGLETON DESIGN STANDARDS.

Ⓐ =RESTRAINED JOINT

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

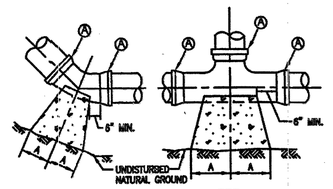
SL-WA-01

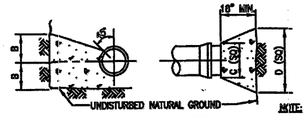


WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

SL-WA-03





NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER.
ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

Ⓐ =RESTRAINED JOINT

THRUST BLOCK DETAIL

N.T.S.

SL-WA-05

NOTES: POLYETHYLENE WRAP FOR IRON PIPE

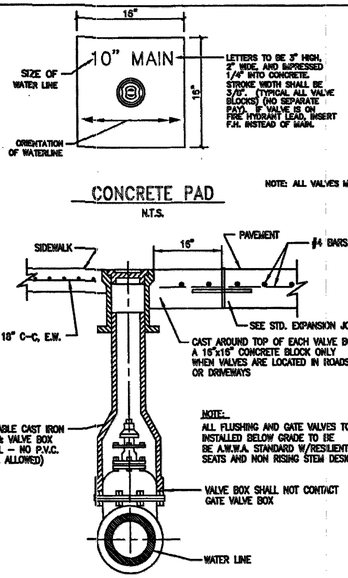
NOTE:

1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS", ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A OF ANSI/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	9"	7"	6"	8"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	28"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	36"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
30"	80"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

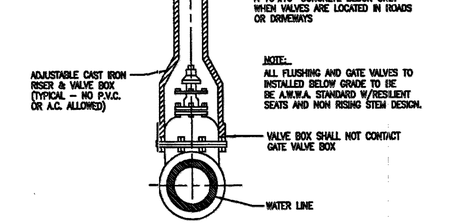
SL-WA-08



CONCRETE PAD

N.T.S.

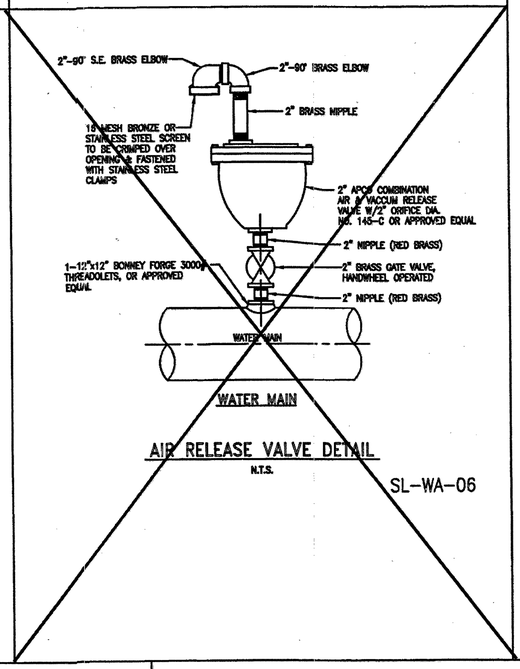
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL

N.T.S.

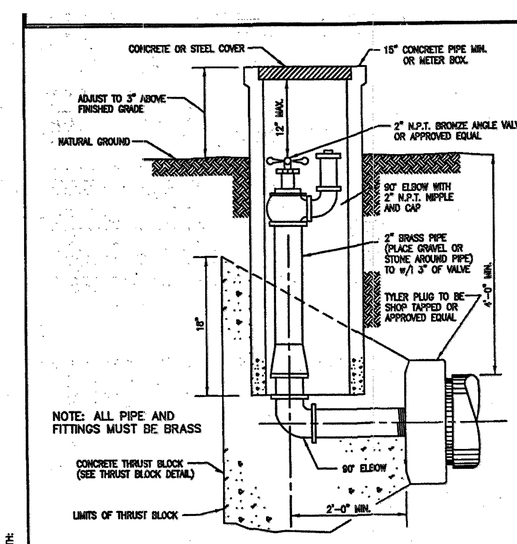
SL-WA-04



AIR RELEASE VALVE DETAIL

N.T.S.

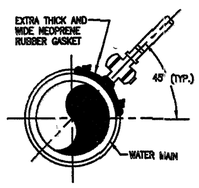
SL-WA-06

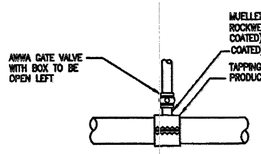


2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02





TOP VIEW

TAPPING SLEEVE & VALVE DETAIL

N.T.S.

SL-WA-07

CONSTRUCTION NOTES:

1. WATER LINES 12" (N.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (N.) IN ø SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MORTAR LINED PUSHON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E, 121992

Date: 4/28/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CONSTRUCTION DETAILS
SL-15

PROJECT NO. 13499

CAD FILE PATH:
PLOT DATE:

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

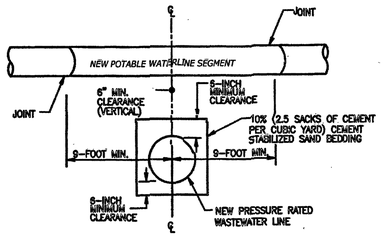
SL-15
SHEET OF

S:\ANGLETON DETAIL SET.dwg

PLOT TIME:

I

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE

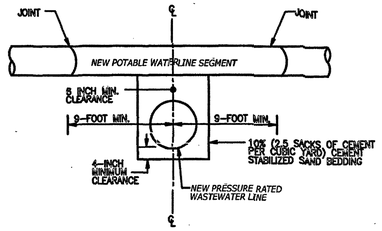


- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-09

II

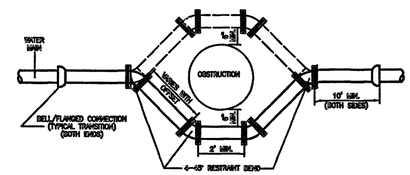
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE



- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-10

III



FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

MIN. PIPE WALL THICKNESS	
4"	– 0.250"
6"	– 0.280"
8"	– 0.322"
12" AND LARGER	– 0.375"

NOTES:

1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.

PVC WATER PIPE OFFSET ASSEMBLY

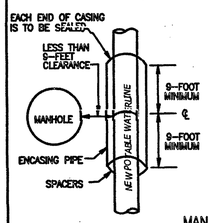
SL-WA-11

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT 979 849 4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS ; CITY OF ANGLETON STANDARDS SHALL GOVERN.
3. ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
4. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
5. CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
6. WHERE REQUIRED, SLEEVING (ENCASEMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASEMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNULAR SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
7. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
8. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
9. ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
10. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
11. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
12. WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASEMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
13. IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
14. NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
15. REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

SL-WA-18

DETAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)

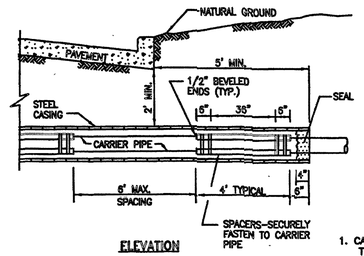


ENCASING PIPE

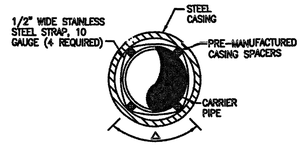
- 150 PSI PRESSURE CLASS PIPE MINIMUM 18 FEET LONG DIAMETER = 2 X WATERLINE DIAMETER
- SPACE AROUND CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS INTERVALS WITH SPACERS)
- CENTERED ON CROSSING
- BOTH ENDS SEALED WITH CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL.

MANHOLE CLEARANCE

SL-WA-12



ELEVATION



CASING SCHEDULE		
CARRIER PIPE	NOMINAL CASING	MIN. WALL THICKNESS (IN.)
6"	12"	0.11
8"	14"	0.15
10"	16"	0.18
12"	18"	0.20

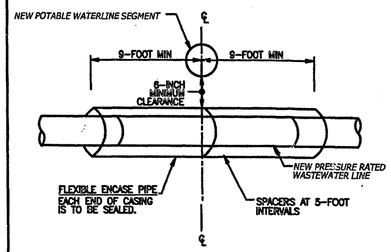
1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PERMITS AS REQUIRED.
2. MAINTAIN 1" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY. CONTRACTOR SHALL INSTALL ADEQUATELY SIZED CASING TO ACCOMMODATE THE CARRIER PIPE.

SL-WA-13

IV

ENCASED WASTEWATER LINE

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF OF LESS THAN EIGHTEEN (18) FEET

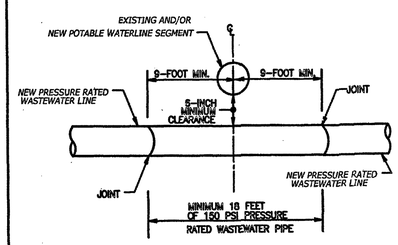


- MINIMUM CASING PIPE STIFFNEESS OF 115 PSI AT 5% DELECTION.
- MINIMUM CASING PIPE DIAMETER = 2 X WASTEWATER LINE DIAMETER.
- THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (F) FOOT (OR LESS). INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH WATER TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.

SL-WA-17

ALTERNATIVE A:

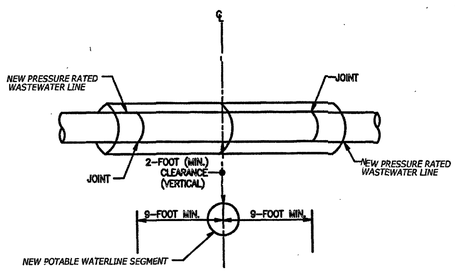
PRESSURE RATED WASTEWATER PIPE



SL-WA-14

ALTERNATIVE B:

EXISTING POTABLE WATERLINE CROSSING EXISTING PRESSURE RATED WASTEWATER LINE

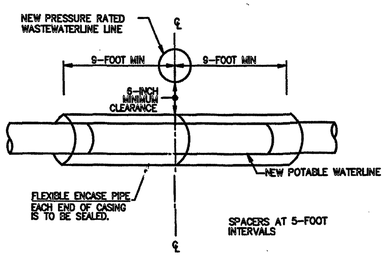


MINIMUM 18' (FEET) OF 150 PSI PRESSURE RATED WASTEWATER PIPE

SL-WA-15

ALTERNATIVE C:

ENCASE NEW POTABLE WATERLINE UNDER A NEW PRESSURE RATED WASTEWATER LINE



- SAME ENCASEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING) TO BE CONSTRUCTED OF PVC C-900 (DR-18), DUCTILE IRON WITH MECHANICAL JOINT OR STEEL PIPE WITH WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C900 STANDARDS.

SL-WA-16

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-16

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

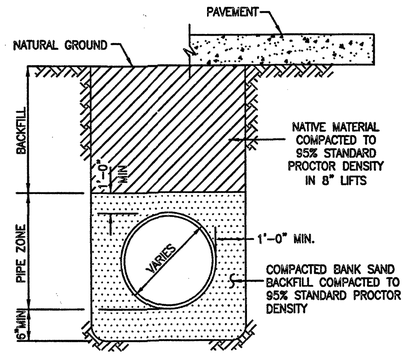
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CROSSING DETAILS SL-16

PROJECT NO. 13499

J:\ANGLETON DETAIL SET.dwg

PLOT TIME:



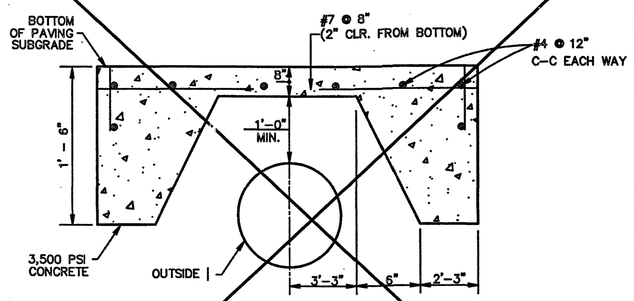
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01



PROTECTIVE SLAB DETAIL

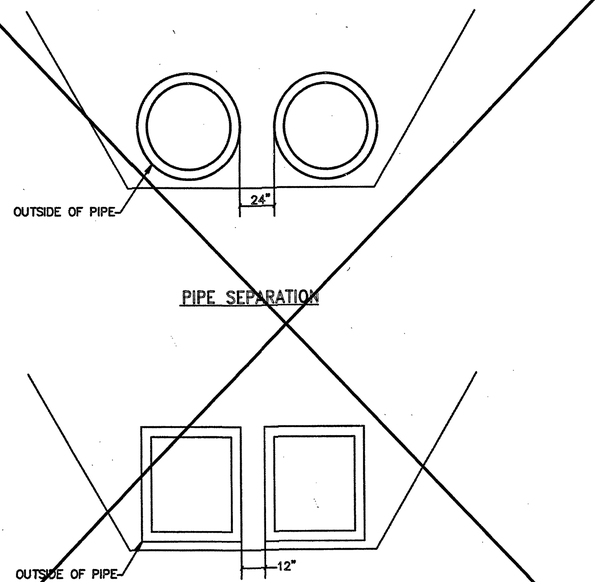
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

CONSTRUCTION NOTES

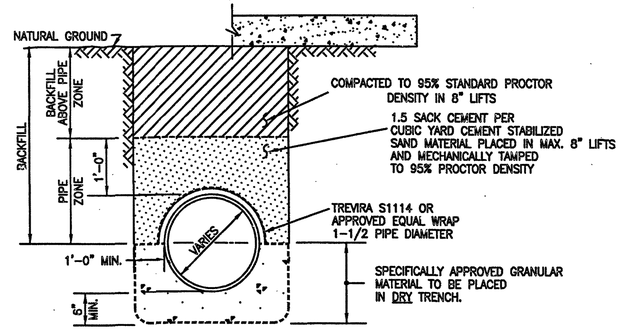
1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION NO. 248 FLEXIBABLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS, WHEN WILL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROOUND WATER 1 (FT) BELOW BOTTOM OF TRENTCH FOR A MINIMUM OF 24-HOURS AFTER BEDDING ANND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05



PIPE SEPARATION

RCB SEPARATION



MODIFIED "A"

N.T.S.

NOTE: C.S.S. SHALL BE INSTALLED A MIN. 1' ABOVE TOP OF PIPE.

SANITARY SEWER BEDDING AND BACKFILL

SL-BB-03

REFER TO:

1. GENERAL NOTES
2. C.S.S. NOTES

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS SL-19

PROJECT NO. 13499

NO.	DATE	REVISION

SEAL:

DATE

DESIGN ENGINEER:

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

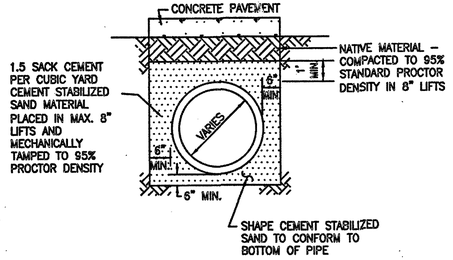
SL-19

SHEET OF

CAD FILE PATH:
PLOT DATE:

I:\Engineering\Projects\2019 ANGLETON DETAIL SET.dwg

PLOT TIME:

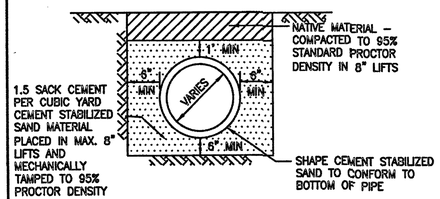


BEDDING DETAIL FOR
CONCRETE CULVERT USED
UNDER ROADWAY PAVEMENT

CLASS "A–A"

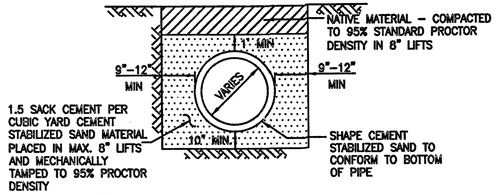
N.T.S.

SL–BB–06



BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
36" DIAMETER & SMALLER

SL–BB–07

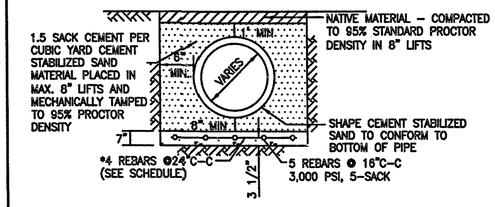


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (10" MINIMUM FOR 42" TO 60", 14" MINIMUM FOR 66" TO 108")

BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE SATISFACTORY SOIL CONDITIONS EXIST

SL–BB–08

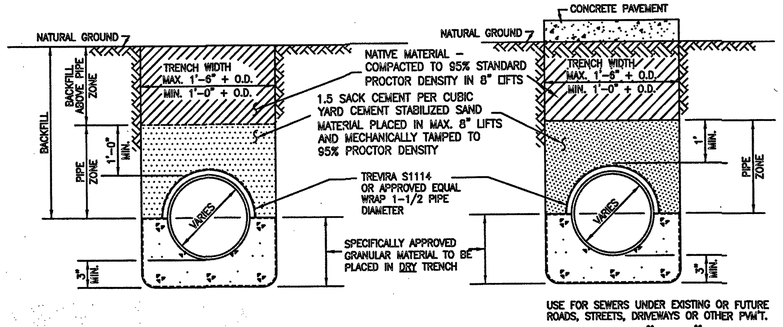


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SEAL SLAB
BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE UNSATISFACTORY SOIL CONDITIONS EXIST

SL–BB–09



MODIFIED "A"

N.T.S.

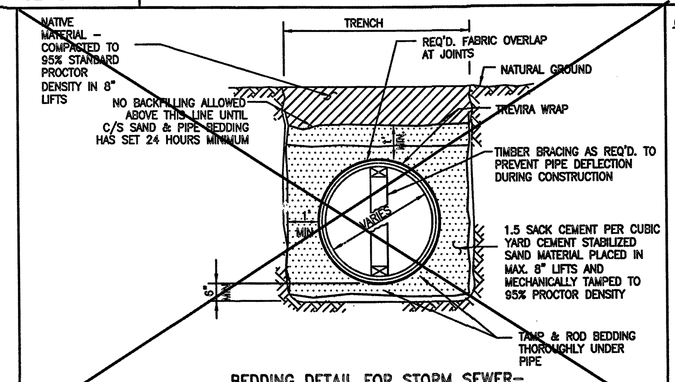
1. MODOFIED BEDDING TO BE USED IN WET GROUND CONDITIONS FOR NON–COHESIVE MATERIALS WITH A SHEAR STRENGTH LESS THAN 1000 PSI.

SL–BB–10

USE FOR SEWERS UNDER EXISTING OR FUTURE ROADS, STREETS, DRIVEWAYS OR OTHER PVM'T.

MODIFIED "A–A"

N.T.S.



BEDDING DETAIL FOR STORM SEWER–
CORREGATED METAL PIPE

N.T.S.

SL–BB–11

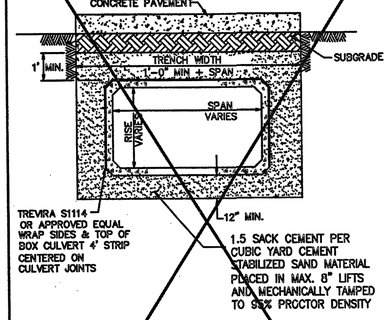
CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT THE CITY OF ANGLETON ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24–HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
6. MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A–A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
7. REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
8. SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
9. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

TYPICAL SEAL SLAB
BAR SCHEDULE
(OR AS DIRECTED BY ENGINEER)

PIPE SIZE	LGT LAT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

SL–BB–15

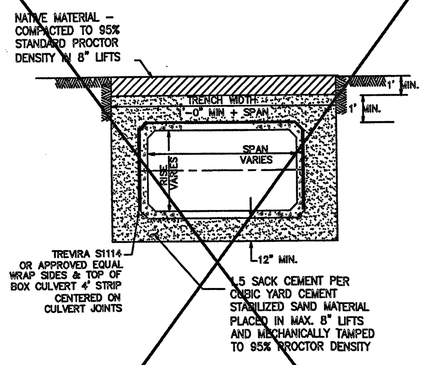


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
CULVERT UNDER ROADWAY PAVEMENT

NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–12

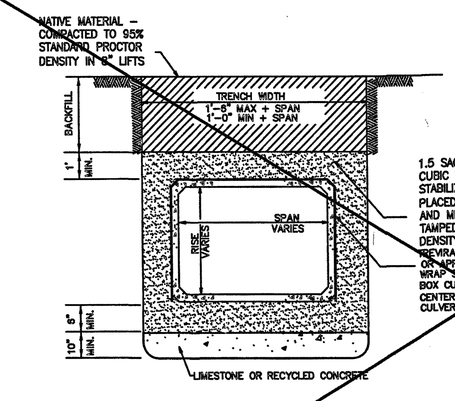


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
PLACED IN EASEMENT

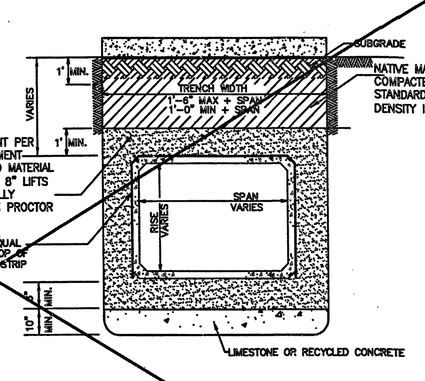
NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–13



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING
UNDER ROADWAY PAVEMENT

SL–BB–14

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849–6681 FAX: (979) 849–4689
REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER PIPE
BEDDING AND BACKFILL
DETAILS
SL–20

PROJECT NO. 13499

33

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

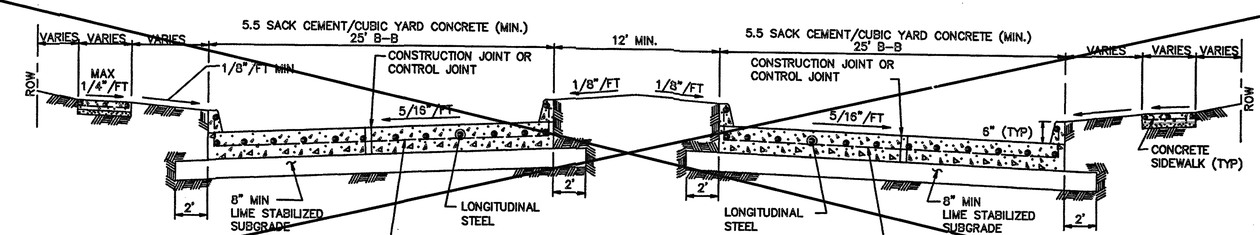
SL–20

SHEET OF

CAD FILE PATH:
PLOT DATE:

I:\Projects\2019 ANGLETON DETAIL SET.dwg

PLOT TIME:



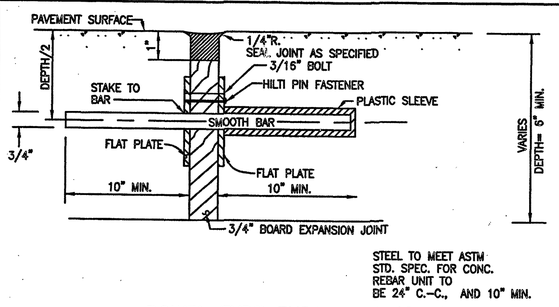
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT APPROVAL.
5. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
7. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES

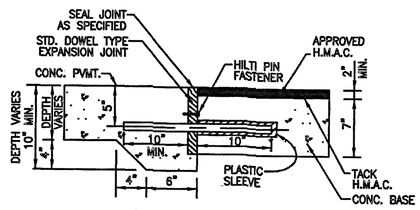
SL-ST-12



STEEL TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C., AND 10" MIN.

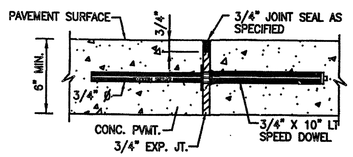
DOWEL TYPE EXPANSION JOINT
N.T.S.

SL-ST-03



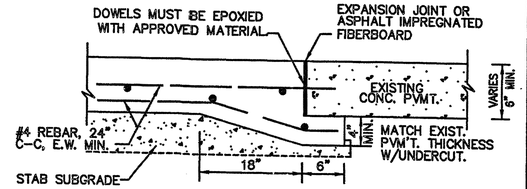
DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

SL-ST-06



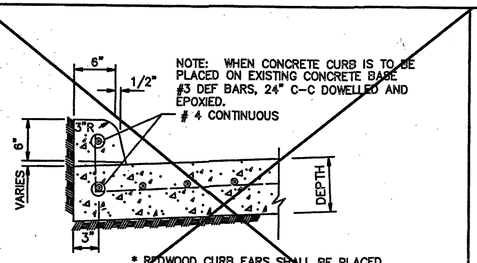
SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08



UNDERCUT DETAIL WITH HEADER
N.T.S.

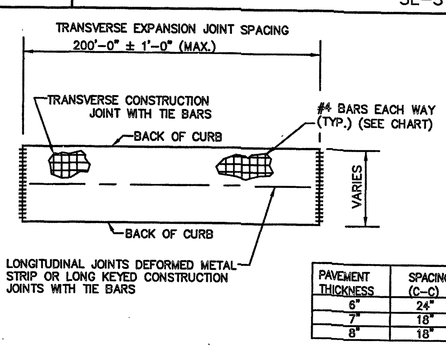
SL-ST-09



CONCRETE CURB
N.T.S.

CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

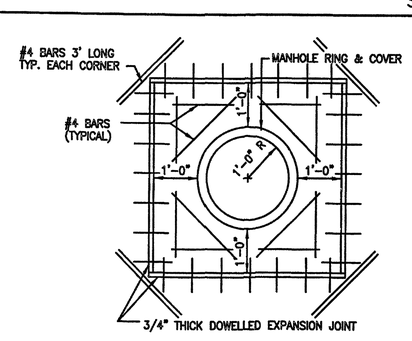
SL-ST-04



PAVEMENT THICKNESS	SPACING (C-C)
6"	24"
7"	18"
8"	18"

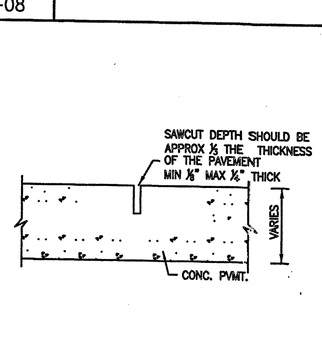
PAVING PANEL
N.T.S.

SL-ST-05



MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10



CONTROL JOINT
N.T.S.

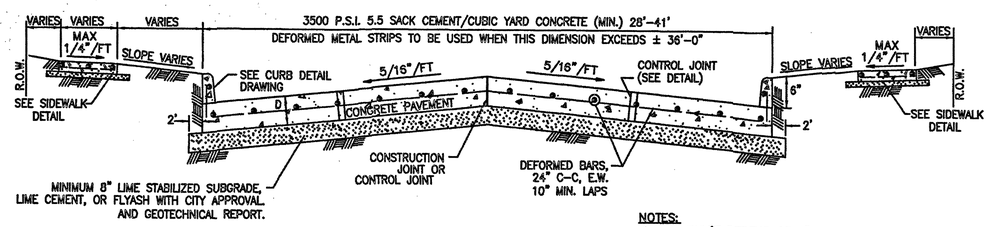
SL-ST-11

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE: _____

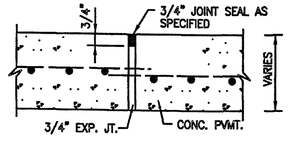
CAD FILE PATH:
PLOT DATE:



SINGLE ROADWAY SECTION
N.T.S.

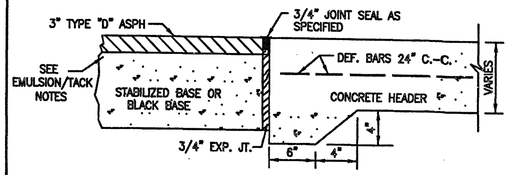
SL-ST-02

NOTES:
1. FOR PVM'T DEPTHS OF 6" USE 1/2" DEFORMED BARS, 24" C-C, 10" LAPS. ALL REINFORCING STEEL SHALL CONFORM TO GRADE 60, A.S.T.M. NO. A615. LAP SPLICES TO BE A MINIMUM OF 10 INCHES. STAGGER SPLICES IN ADJACENT BARS.



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



PAVING HEADER
(FOR USE IN CONNECTING CONC. PVMT. TO ASPHALT PVMT.) (PROP. OR EXIST.)

SL-ST-07

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-21

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

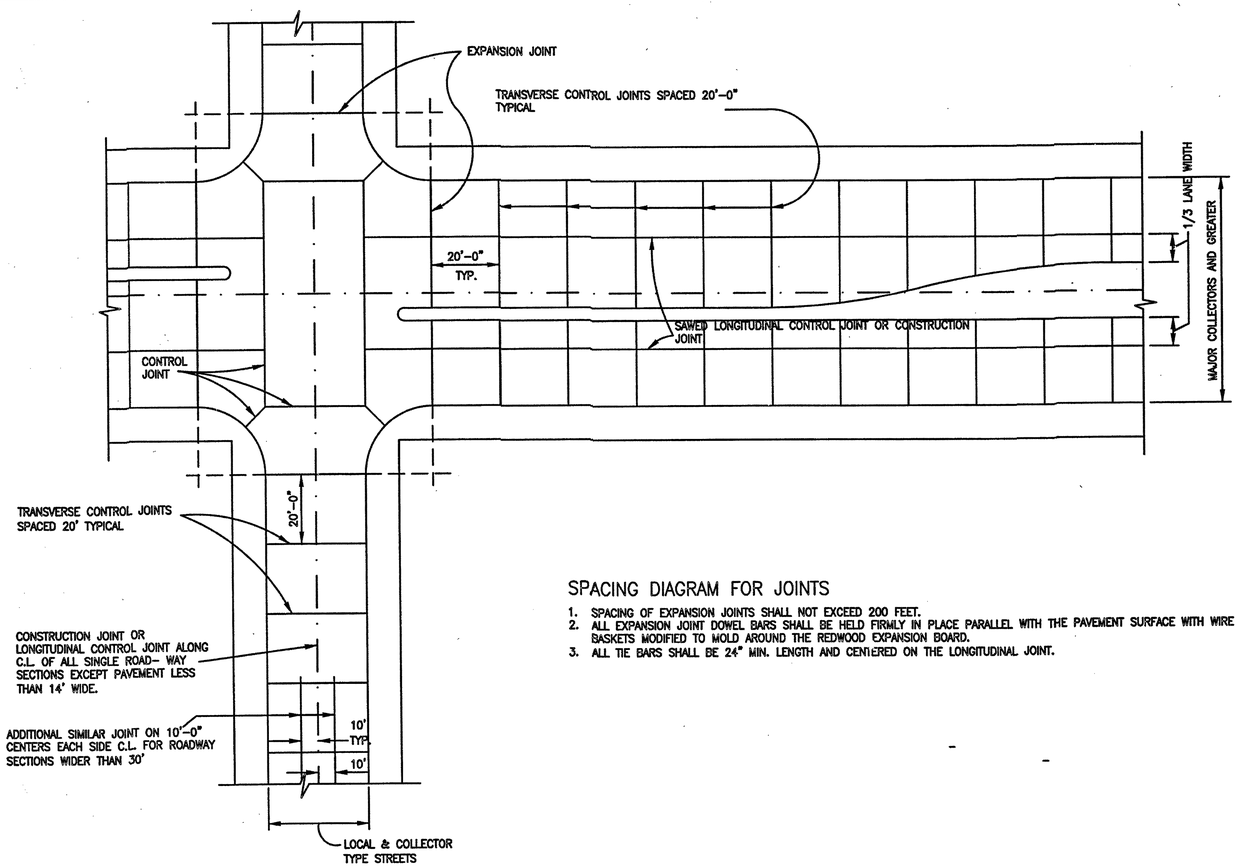
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-21

PROJECT NO. 13499

I:\Projects\2019 ANGLETON DETAIL SET.dwg
511

PLOT TIME:



SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 200 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-22

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

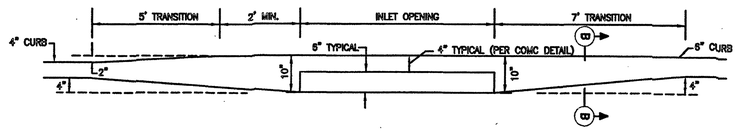
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-22

PROJECT NO. 13499

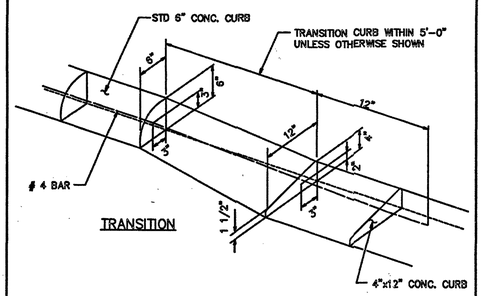
I:\99 ANGLETON DETAIL SET.dwg

PLOT TIME:



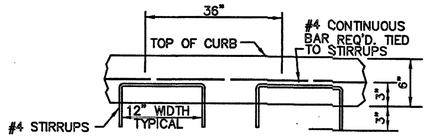
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



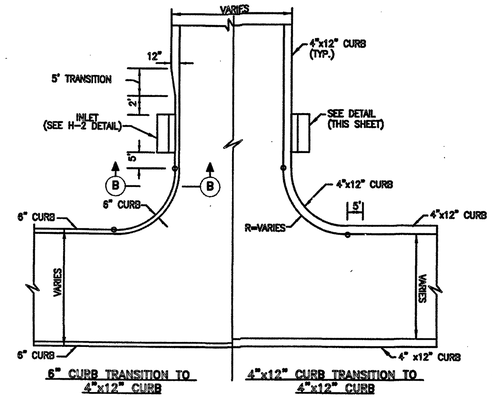
TYPICAL CURB TRANSITION

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING
N.T.S.

SL-ST-16



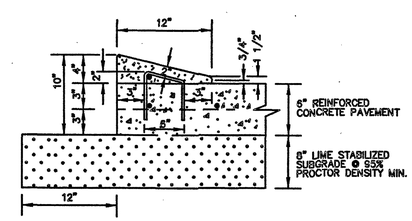
TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT POURED)
6. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ANGLETON OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20

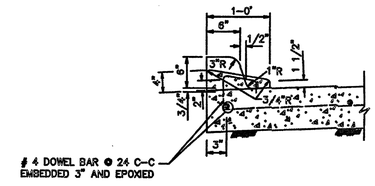


4"x12" MOUNTABLE CONCRETE CURB

NOTES:

1.) 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
2.) #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
3.) #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
4.) MOUNTABLE CURB ONLY ALLOWED ON ≤ 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17



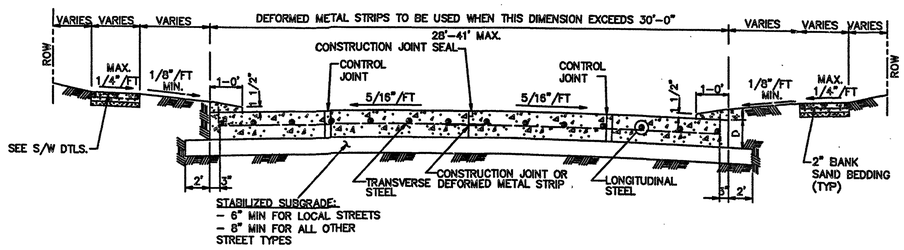
4-INCH x 12-INCH TRANSITION CURB

SL-ST-18

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

1. 8-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 8-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
3. TRANSITIONS FROM 8-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)

SL-ST-19

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-23

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

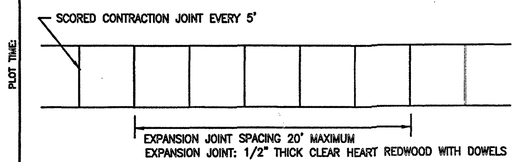
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

RESIDENTIAL CURB CONSTRUCTION DETAILS
SL-23

PROJECT NO. 13499

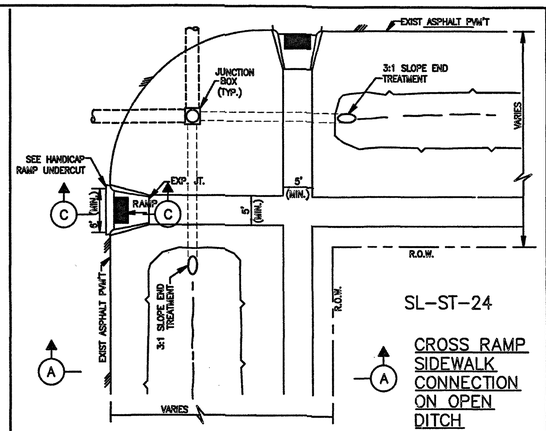
J:\9 ANGLETON DETAIL SET.dwg



SIDEWALK JOINT DETAILS

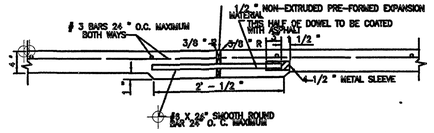
N.T.S.

SL-ST-23



SL-ST-24

CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH



B-B
EXPANSION JOINT DETAIL

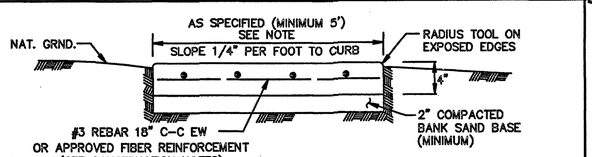
NOTES:

1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENMENT.
2. IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
3. DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
5. DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

CONSTRUCTION NOTES:

1. THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
2. EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
3. SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
4. ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMPS IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH ø3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
7. TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
8. MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.

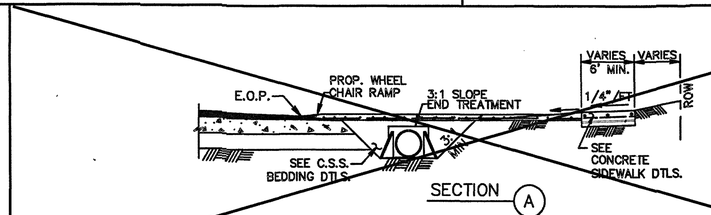
SL-ST-34



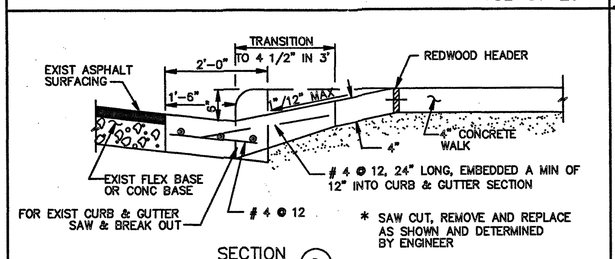
CONCRETE SIDEWALK

NOTE:
BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM GROUP SYMBOL SW CRITERIA W/ A PLASTICITY INDEX OF ≤ 10. AND NO MORE THAN 12% OF MATERIAL CAN PASS THE No. 200 SIEVE.

SL-ST-29

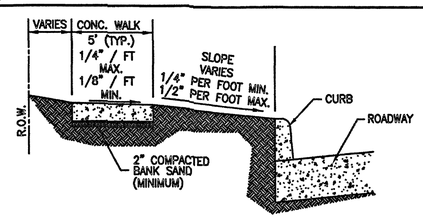


SL-ST-25



HANDICAP RAMP CURB & GUTTER*

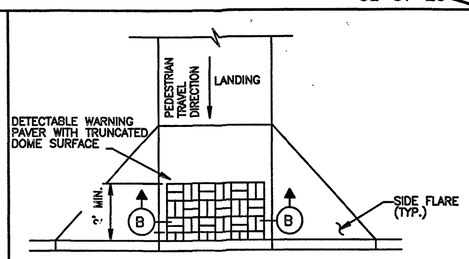
SL-ST-26



NOTE:
SEE SIDEWALK, CONC/PAVING, AND GENERAL NOTES

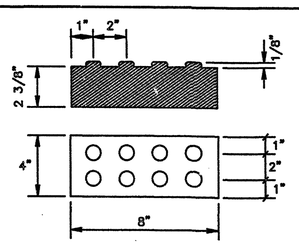
TYPICAL SINGLE ROADWAY SIDEWALK

SL-ST-28



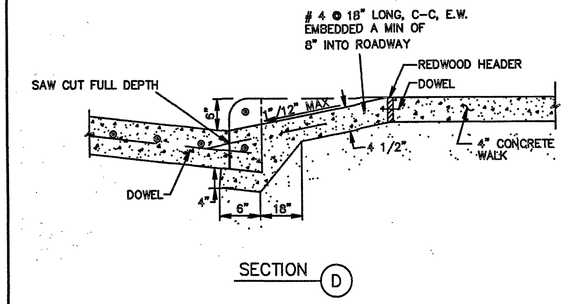
TRUNCATED DOME PATTERN CURB RAMP

SL-ST-31



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

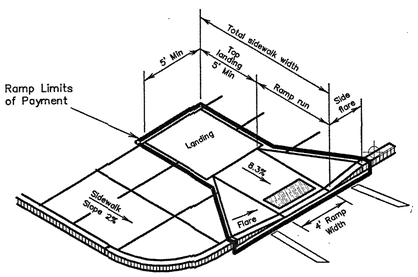
SL-ST-32



HANDICAP RAMP UNDERCUT

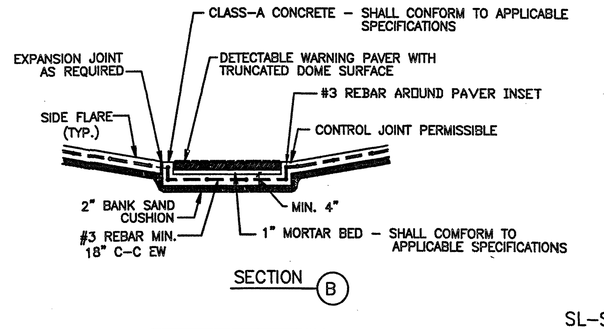
SL-ST-27

1. STANDARD FLARED SINGLE RAMPS ARE ALLOWED AT LOCAL/LOCAL STREET CROSSINGS



WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



SL-ST-33

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WHEEL CHAIR RAMP & SIDEWALK DETAILS I
SL-25

PROJECT NO. 13499

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS I

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-25
SHEET OF

CAD FILE PATH:
PLOT DATE:

PLOT TIME:

S:\99 ANGLETON DETAIL SET.dwg

Final Inspection Report for Kiber Reserve, Section 1, Angleton Texas

Date: May 3, 2021

Research Specs for: Brass Monuments

Waterstone Development Group
185 Cedar Point Drive
Livingston, TX 77351
Engineers Project No. 13499

Ken checking grade @ South-most lot

Attendees:
Andy Billingsley - City of Angleton, Public Works
John Peterson P.E. - City of Angleton Consulting Engineer (HDR)
Lindsay Koskiniemi – City of Angleton, Assistant Director of Development Services
Kyle Reynolds – City of Angleton - Inspections
Ken Schott – Waterstone Development
Miguel Sauceda – Baker and Lawson, Inc.

— Respond to Ken's email - 4/8/93

On this date a Final Inspection was held to determine acceptance of work as completed and note items of work which need correction prior to Final Acceptance into City Public Works System.

The following items were noted for correction or additional work as needed:

- Remove grout from inside culvert at South East end of 24" RCP at Orange and Bryan Street.
- Final dress approx. 120 feet along roadside ditch adjacent to Orange Street, from northwest property corner and Bryan Street Entrance. Slope fill at ends of 24" RCP to top of pipes.
- Remove tree stumps in swale at back of Lot 1, Block 1.
- Remove spray enamel paint Stop Bars and install thermo-plastic pavement markings at Stop Bars.
- Supply Product Manufacture Data Sheets for TS&V installations. — Need stainless steel shown on sheets
- Regrade storm overflow swale to drain to detention pond at +/-Sta. 15+00.
- Seed area between mailbox handicap ramp and sidewalk on Lago Court. — Joe sending cut sheets to Steve M.
- Sawcut, Remove and repair damaged curbs at Sta 11+75 Bryan Street, 3+40 Lago Court and Sta 3+70 Lago Court. Dowel replacement reinforcing into existing curb and pavement.
- Grout lifting eyes inside precast Inlet I-14, Sta 9+52.
- Backfill around fire Hydrant and gate valve at Sta 9+45, Bryan Street.
- Regrout Sanitary Sewer Manhole ring at Sta 8+90, Bryan Street.
- Excavate water line gate valves and stub outs in Section II at Sta. 1+30 and Sta. 4+40 to determine source of backflushing out of top of gate valve boxes when valves opened and closed. Raise top of gate valves above natural ground elevation.
- Contractor to provide additional Bacterlogical Test Reports to City upon resolving issue at gate valves in section II.
- Install Intergral Storz Connection on fire hydrants per SL-15.

Upon completion of Items noted, Contractor to notify City of Angleton Public Works Director and Baker & Lawson, Inc. to confirm all items are corrected to satisfaction all parties involved.

END OF REPORT

Final Inspection Report for Kiber Reserve, Section 1, Angleton Texas

Date: May 3, 2021

Waterstone Development Group
185 Cedar Point Drive
Livingston, TX 77351
Engineers Project No. 13499

Attendees:
Andy Billingsley - City of Angleton, Public Works
John Peterson P.E. - City of Angleton Consulting Engineer (HDR)
Lindsay Koskiniemi – City of Angleton, Assistant Director of Development Services
Kyle Reynolds – City of Angleton - Inspections
Ken Schott – Waterstone Development
Miguel Sauceda – Baker and Lawson, Inc.

On this date a Final Inspection was held to determine acceptance of work as completed and note items of work which need correction prior to Final Acceptance into City Public Works System.

The following items were noted for correction or additional work as needed:

- Remove grout from inside culvert at South East end of 24" RCP at Orange and Bryan Street.
- Final dress approx. 120 feet along roadside ditch adjacent to Orange Street, from northwest property corner and Bryan Street Entrance. Slope fill at ends of 24" RCP to top of pipes.
- Remove tree stumps in swale at back of Lot 1, Block 1.
- Remove spray enamel paint Stop Bars and install thermo-plastic pavement markings at Stop Bars.
- Supply Product Manufacture Data Sheets for TS&V installations.
- Regrade storm overflow swale to drain to detention pond at +/-Sta. 15+00.
- Seed area between mailbox handicap ramp and sidewalk on Lago Court.
- Sawcut, Remove and repair damaged curbs at Sta 11+75 Bryan Street, 3+40 Lago Court and Sta 3+70 Lago Court. Dowel replacement reinforcing into existing curb and pavement.
- Grout lifting eyes inside precast Inlet I-14, Sta 9+52.
- Backfill around fire Hydrant and gate valve at Sta 9+45, Bryan Street.
- Regrout Sanitary Sewer Manhole ring at Sta 8+90, Bryan Street.
- Excavate water line gate valves and stub outs in Section II at Sta. 1+30 and Sta. 4+40 to determine source of backflushing out of top of gate valve boxes when valves opened and closed. Raise top of gate valves above natural ground elevation.
- Contractor to provide additional Bacterlogical Test Reports to City upon resolving issue at gate valves in section II.
- Install Intergral Storz Connection on fire hydrants per SL-15.

Upon completion of Items noted, Contractor to notify City of Angleton Public Works Director and Baker & Lawson, Inc. to confirm all items are corrected to satisfaction all parties involved.

END OF REPORT

BID SUMMARY

Owner: **Waterstone Development Group**
185 Cedar Point Drive
Livingston, Texas 77351

Engineer: **Baker & Lawson, Inc.**
300 E Cedar
Angleton, Texas 77515

Project: **Waterstone Development Group**
Kiber Place – Section 1

Base Bid (Sum of all Schedule of Items – Total Amount of Bid) in words Seven hundred eighty four thousand eighty two dollars and fifty cents Dollars	$ 784,082.50
Base Bid – Number of Calendar Days	60

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions for the Bidding Documents.

Receipt is hereby acknowledged of the following addenda to the Plans and Contract Documents.

Addendum No. 1 Dated 11/12/2020 Received K. Zelanda

Addendum No. 2 Dated 11/18/2020 Received K. Zelanda

Addendum No. 3 Dated 11/19/2020 Received K. Zelanda

In submitting this bid, Bidder represents that Bidder has visited the Site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress and performance of the work.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 90 calendar days after the scheduled bid opening for bids.

Each item of the bid schedule/schedules shall be completed with words and figures. In the event of discrepancy

between words and figures, words shall govern.

Accompanying this Bid is a Certified Check, Cashier's Check or acceptable Bidder's Bond payable to the order of the Waterstone Development Group, Texas in the amount equal to Five (5%) percent of the largest possible Bid combination submitted, said check or bond to be returned to the Bidder, unless this Bid is accepted and he/they shall fail to execute a contract and, if required, file a Performance Bond within fifteen (15) days of its acceptance and the award of a Contract, in which case the Bidder agrees said check or bond shall be forfeited and become the property of the Waterstone Development Group, Texas on account of failure of the Bidder to execute a Contract and file the Performance Bond required by the Contract Documents. It is understood that The Waterstone Development Group, Texas may require the BIDDER to submit prior to Award of Contract a "Financial Statement". It is further understood that The Waterstone Development Group, Texas reserves the right to reject any and all Bids when, in the opinion of The Waterstone Development Group, the rejection of all Proposals is considered to be in their best interest. The Work proposed to be done shall be accepted only when fully completed and finished to the entire satisfaction of the ENGINEER and The Waterstone Development Group in strict compliance with the provisions of the Contract Documents.

Bidder: Clearwater Utilities, Inc.
Address: Clearwater Utilities, Inc.
22903 Schiel Road
Cypress, Texas 77433
Telephone: 281-373-0367

Signed: [signature]
By: Dustin Berry
Title: President
Date: December 4, 2020
Attest: K. Lilanda
(Seal, if Bidder is a Corporation)

SCHEDULE OF ITEMS
KIBER RESERVE - SECTION 1

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENSION
1	4	Lot Grading (Spread Utility Spoils on Lot and behind curb)	C.Y.	1825	5.00	9,125.00
2	30	6" Lime Stabilized Subgrade	S.Y.	5,225	5.00	26,125.00
3	30	Lime (7% by Weight)	Ton	82	200.00	16,400.00
4	33	8" Limestone	S.Y.	380	65.00	24,700.00
5	60	2" Hot Mix Asphlatic Concrete Pavement	S.Y.	380	50.00	19,000.00
6	70	Concrete Pavement 6" Thick	S.Y.	4,876	48.00	234,048.00
7	70	Concrete Curb (4" to 6")	L.F.	3,380	3.50	11,830.00
8	70	Mailboxes Foundations (3 Ea.)	EA	2	1,500.00	3,000.00
9	74	Wheelchair Ramps	EA	3	2,000.00	6,000.00
10	75	Slope Paving (outfall)	EA	2	7,095.00	14,190.00
11	85	Inlets (Type C - L=5')	EA.	9	3,440.00	30,960.00
12	85	Storm Sewer Manholes	EA.	1	5,994.00	5,994.00
13	86	Sanitary Sewer Manhole (0'-5')	EA.	3	2,397.00	7,191.00
14	90	18" Storm Sewer (Under Pavement)	L.F.	84	62.00	5,208.00
15	90	24" Storm Sewer (HDPE Outfall to Pond)	L.F.	160	61.00	9,760.00
16	90	36" Storm Sewer (Under Pavement)	L.F.	128	101.00	12,929.00
17	90	42" Storm Sewer (Under Pavement)	L.F.	678	120.00	81,360.00
18	90	48" Storm Sewer (HDPE Outfall)	L.F.	192	104.00	20,929.00
19	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	1,539	39.00	59,492.00
20	90	Sanitary Cleanout	EA.	2	593.00	1,186.00
21	91	Sanitary Sewer Service (Short-Single)	EA.	9	820.00	7,380.00
22	91	Sanitary Sewer Service (Short-Double)	EA.	8	945.00	6,760.00
23	91	Sanitary Sewer Service (Long-Single)	EA.	3	2,203.00	6,709.00
24	91	Sanitary Sewer Service (Long-Single) ASTM 2241 DR26 160 psi pipe with ASTM 2665 DR26 Wye	EA.	1	2,203.00	2,203.00
25	91	Sanitary Sewer Service (Long-Double)	EA.	7	2,255.00	15,785.00
26	91	Sanitary Sewer Service (Long-Double) ASTM 2241 DR26 160 psi pipe with ASTM 2665 DR26 Wye	EA.	4	2,255.00	9,020.00
27	111	6" FH Lead (6' Long)	EA	3	1010.00	318.00
28	111	8" Waterline	L.F.	2,364	19.00	42,552.00
29	111	16" Steel Casing on 8" Waterline	L.F.	18	69.00	1,242.00
30	111	Fittings (Includes Restraints & Bolt Pack)	TON	1.5	2,751.00	4,126.50
31	112	Water Line Service (Short-Single)	EA.	6	419.00	2,514.00

32	112	Water Line Service (Short-Double)	EA.	11	462.00	5082.00
33	112	Water Line Service (Long- Single)	EA.	4	1,198.00	4,792.00
34	112	Water Line Service (Long-Double)	EA.	9	1,261.00	11,349.00
35	115	6" Gate Valve w/ Box	EA.	5	857.00	4,285.00
36	115	8" Gate Valve w/ Box	EA.	10	1,189.00	11,990.00
37	111	8" X 8" Wet Connection	EA.	1	1,991.00	1,991.00
38	111	6" X 6" Wet Connection	EA.	1	2,045.00	2,045.00
39	116	Fire Hydrant	EA.	3	3,494.00	10,482.00
40	204	Striping and Pavement Markings (12" Thermoplastic Stop Bar)	LF	28	20.00	560.00
41	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	1,200	0.10	120.00
42	501	Stop Signs w/ Street Names	EA.	3	750.00	2,250.00
43	501	Speed Limit Signs	EA.	1	750.00	750.00
44	1000	General Conditions	L.S.	1	12,050.00	12,050.00
45	500	Construction Staking	L.S.	1	10,000.00	10,000.00
46	1000	Type III Barricades	EA.	1	1,400.00	1,400.00
47	2000	Storm Water Pollution Prevention Plan ✳	L.S.	1	7,912.00	7,912.00
		TOTAL AMOUNT OF BID				784,092.50

✳ This bid item also includes the stabilized construction access, inlet protection barriers, and silt fence back of curb.

NAME: Clearwater Utilities, Inc.

ADDRESS: 22903 Schiel Road
Cypress, Texas 77433

PHONE NO.: 281-373-03107

DATE: December 4, 2020

ATTEST: K. Miranda

Seal, if Corporation

PERFORMANCE BOND

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor, Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

Bond No. **SUR0066091**

KNOW ALL BY THESE PRESENTS, that we, Clearwater Utilities, Inc., as Principal, and **Argonaut Insurance Company**, licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Waterstone Development Group (Obligee), in the penal sum of Seven Hundred Eighty-Four Thousand Eighty-Two and 50/100 Dollars ($784,082.50), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal has entered, or is about to enter, into a written agreement dated with the Obligee for Kiber Reserve Section 1 (hereinafter referred to as the Contract) and more fully described in said Contract, said Contract is hereby referred to and made part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal, its executors, administrators, successors and assigns shall promptly and faithfully perform and carry out the covenants, terms and conditions of said Contract, then this obligation shall become null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of said Chapter to the same extent as if it were copied at length herein.

Sealed with our seals and dated this _____ day of _____,_____.

PRINCIPAL

Clearwater Utilities, Inc.

Witness Cale Kobza, Vice President

Dustin Berry, President

ARGONAUT INSURANCE COMPANY

Witness

Michael Maddux , Attorney-in-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst , Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

$85,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.

Argonaut Insurance Company

by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

KATHLEEN M. MEEKS
Notary Public, State of Texas
Comm. Expires 07-15-2021
Notary ID 557902-8

_____
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.

_____

James Bluzard , Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company
Argo Surety Claims
225 W. Washington St., 24th Floor
Chicago, IL 60606

(833) 820-9137 (toll-free)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact your agent or Argo Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:
This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Information Regarding Potential Commercial Development

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: n/a **FUNDS REQUESTED:** n/a

FUND: n/a

EXECUTIVE SUMMARY:

Dean Truong has approached the City expressing interest in purchasing 3-4 acres and potentially developing commercially at I35 and FM 523 in the Angleton ETJ.

Dean Truong attended a DAWG meeting on 9/29/2021 with his engineering firm in attendance (Henderson Professional Engineers) and requested to discuss the following: concept design, utilities, necessity for possible re-zoning or annexation were discussed. The developer has expressed interest in building a convenience store/gas state initially, and in a later phase 400 residential apartments. At issue is whether the city has the capacity (water and wastewater) to serve the commercial development and explore options on Developer participation or cost sharing on the necessary construction for water or wastewater main or a facility.

RECOMMENDATION:

Discussion item only at this time for city council to learn about the potential land purchase and development. Discussion on proposal from Mr. Truong on a path forward for Developer to finance the infrastructure necessary to permit extension of city water and wastewater services to this property in the ETJ.

Discussion and possible action on potential commercial development

Dinh “Dean” Truong
Developer/Investor with 8+ years experience

Prosperity Land Development

Jen Henderson, P.E.

Founder/President of Henderson Professional Engineers

HPE Civil Engineering

Examples of our other Projects:
Panther Mart-Valero Project- Round Rock, TX

Panther Mart was constructed in 2013 and fully operational. The site challenges were with the topography and the shape of the land. Total construction cost was $1.3Million

We have a desire to grow and be successful in all of Texas

Prosperity Square-Taylor, TX

- Lot 1: Retail 5,000 S.F
- Lot 2: Restaurant Drive-Thru: 8,800 S.F
- Lot 3: Retail 20,100 S.F
- Lot 4: Restaurant/Retail/ Drive Thru: 10,000 S.F
- Lot 5: Bank: 5,411 S.F
- Lot 6: Offices: 39,820 S.F
- Lot 7: Apartments: 92,160 S.F

  Multi-Family/Assisted Living: 47,048 S.F
- Lot 8: Hotel 1: 60,000 S.F Hotel 2: 42,000 S.F
- Lot 9: Retail 1: 30,575 S.F Retail 2: 9,445 S.F

Taylor Town Center-Taylor, TX

- **LOT 1:**
  PHARMACY
  13,000 S.F.
- **LOT 2:**
  BANK
  4,500 S.F.
- **LOT 3:**
  DRIVE-THRU
  4,300 S.F.
- **LOT 4:**
  RETAIL 1
  15,000 S.F.
- RETAIL 2:
  62,900 S.F.
- **LOT 5:**
  HOME IMPROVEMENT
  116,000 S.F.
- **LOT 6:**
  HOTEL
  60,000 S.F.
- **LOT 7:**
  OFFICES
  43,000 S.F.
- **LOT 8:**
  OFFICES
  10,400 S.F.
- TOTAL SITE AREA: 38.6 ACRES

This property is master planned. We are going to start the site development plan after CR366/Carlos Parker Blvd's realignment and widening are completed

Taylorville Junction- Taylor, TX

- **LOT 1:**

C-STORE: 5,700 S.F.

RETAIL 1: 6,600 S.F.

RETAIL 2: 8,000 S.F.

- **LOT 2:**

COFFEE: 4,600 S.F.

- **LOT 3:**

OFFICE 1: 4,300 S.F.

OFFICE 2: 4,300 S.F.

BANK: 4,200 S.F.

- **LOT 4:**

PHARMACY: 13,000 S.F.

BURGER RES.: 4.600 S.F.

OFFICE: 4,300 S.F.

PRE-K: 10,600 S.F.

TACO: 4,600 S.F.

MINOR EMERGENCY: 7,200 S.F.

- **LOT 5:**

MULTI-FAMILY RES:

24,500 S.F. FOOTPRINT X 3 STORIES:

73,500 S.F.

This property is master planned. We are going to start the site development plan after CR366/Carlos Parker Blvd's realignment and widening are completed

Mixed-Use Subdivision
Victoria TX US-59 Project

- **Phase I**: 26+/- acres:

107 Residential Lots: ~6750 S.F lots

- **Phase II:**

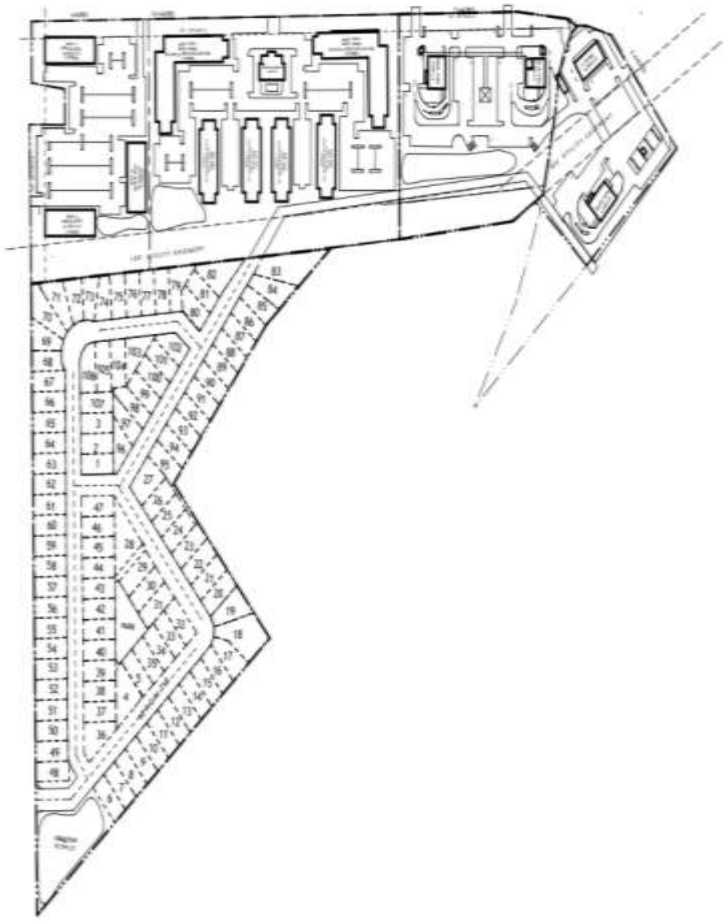
Apartment/Multi-Family:
254 Units ~ Avg = 900 S.F

Medical Clinic: 160,000 S.F

- **Phase III**:

C-Store: 7200 S.F. w/ 9 DPS
2 Restaurants/Drive-Thru Fast food

8,600 S.F

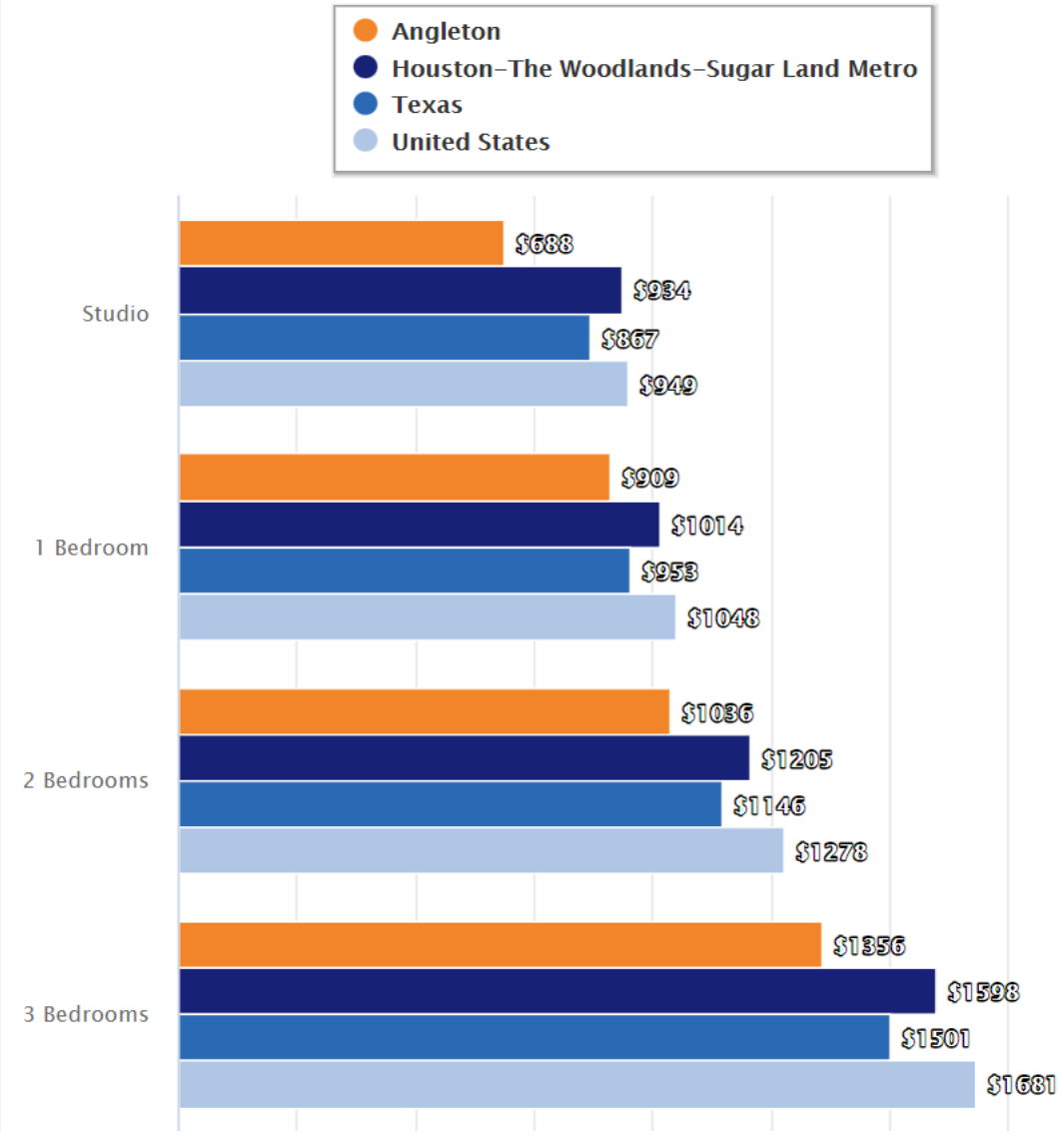


This property is still being master planned.

Why We Are Investing in Angleton, Texas

- The City's 2020-2021-Adopted-Budget
- Angleton is motivated and preparing for growth. We love working in this kind of atmosphere.
- Property Tax Rate is attractive @ (~0.665)
- Renters' vs Owners' ratio is high (42% vs 58%)
- Most importantly, we aim to provide retail opportunity that will serve and benefit the community and people of Angleton.

Cost of Living is low…
Most significant is Health & Housing

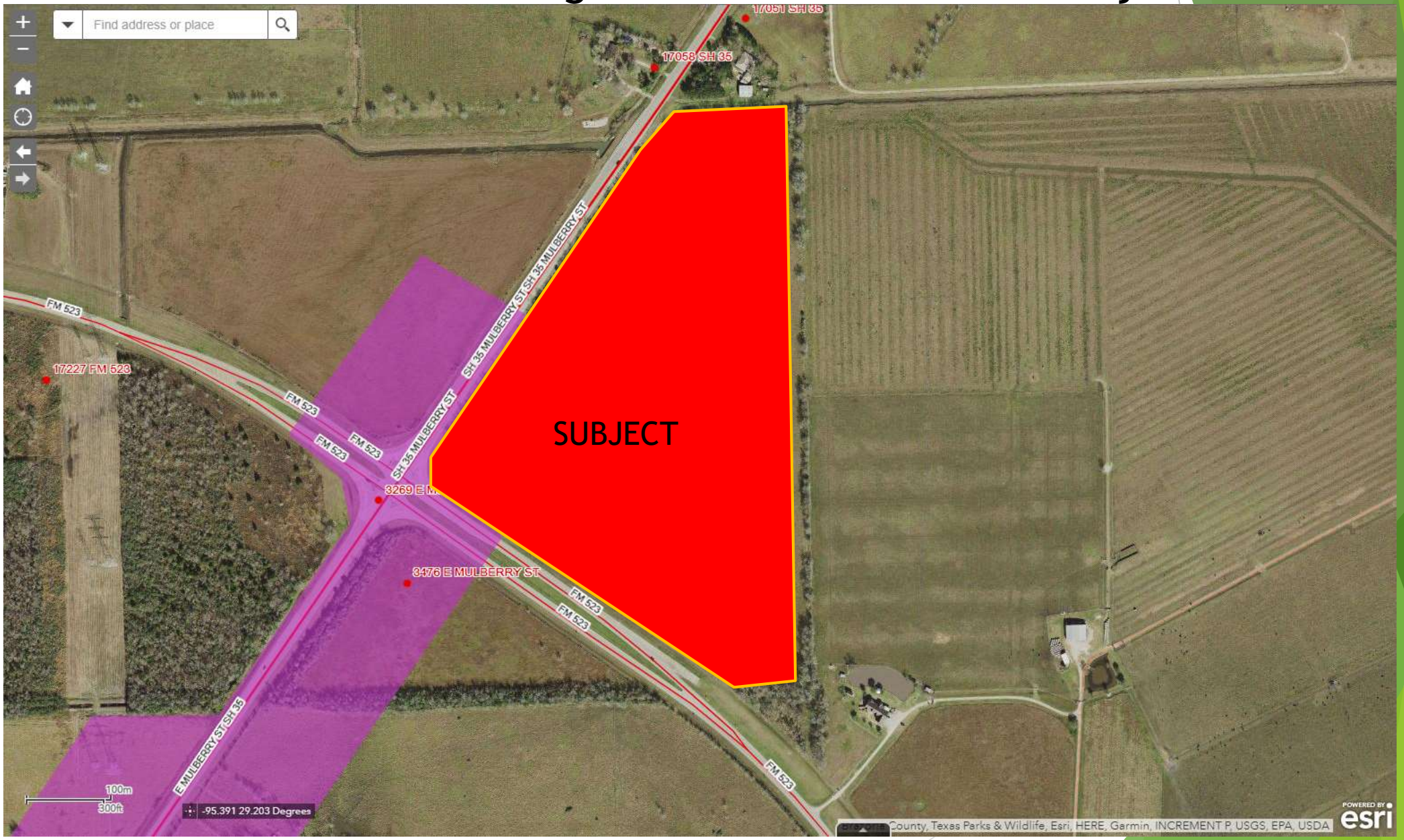


COST OF LIVING	Angleton	Texas	USA
Overall	89	93.9	100
Grocery	96.5	93.7	100
Health	84.8	95.4	100
Housing	67.9	84.3	100
Median Home Cost	$195,900	$243,600	$291,700
Utilities	92.2	99.2	100
Transportation	114.6	103.3	100
Miscellaneous	93.1	96.4	100

100=National Average

Angleton, Texas Cost of Living (bestplaces.net)

Angleton @ SH-35 & FM 523 Project



Growth & Economic Prosperity

U.S. Most Populous Metro Areas

Houston is the fifth most populous metro in the nation.

Published on 10/21/20

Most Populous Metros

Between July 1, 2018 and July 1, 2019 (the period for which the U.S. Census Bureau released its most recent population estimates), the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA) added the third most residents among all metros in the U.S. and it is the fifth most populous Metropolitan Statistical Area (MSA).

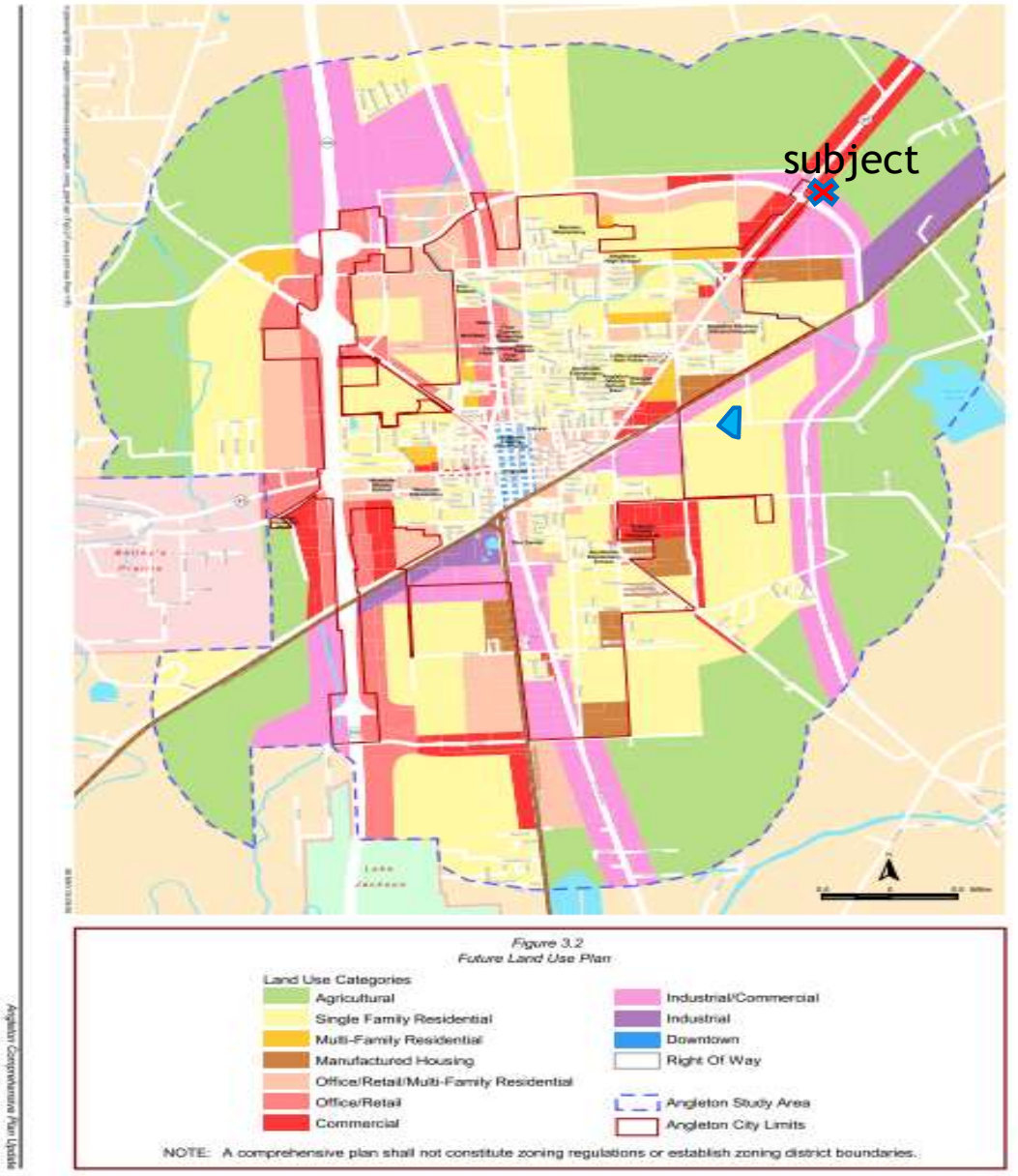
Population Estimates – U.S. Metros				
Rank	Metro Area	Residents July 1, 2019	Residents added 7/1/18 to 7/1/19	Percent Change
1	New York-Newark-Jersey City, NY-NJ-PA	19,216,182	-60,462	-0.3
2	Los Angeles-Long Beach-Anaheim, CA	13,214,799	-35,080	-0.3
3	Chicago-Naperville-Elgin, IL-IN-WI	9,458,539	-25,619	-0.3
4	Dallas-Fort Worth-Arlington, TX	7,573,136	117,380	1.6
5	**Houston-The Woodlands-Sugar Land, TX**	**7,066,141**	**89,994**	**1.3**

The City of Houston had a population of 2,320,268 residents as of July 1, 2020, according to estimates by the U.S. Census Bureau.

The U.S. Bureau of Economic Analysis estimated
the Houston MSA's Gross Domestic Product (GDP)
at $512.2 billion in '19, ranking it as the nation's seventh largest metro economy.
Its GDP would rank 14th, ahead of Maryland ($426.7 billion) and Colorado ($393.0 billion).

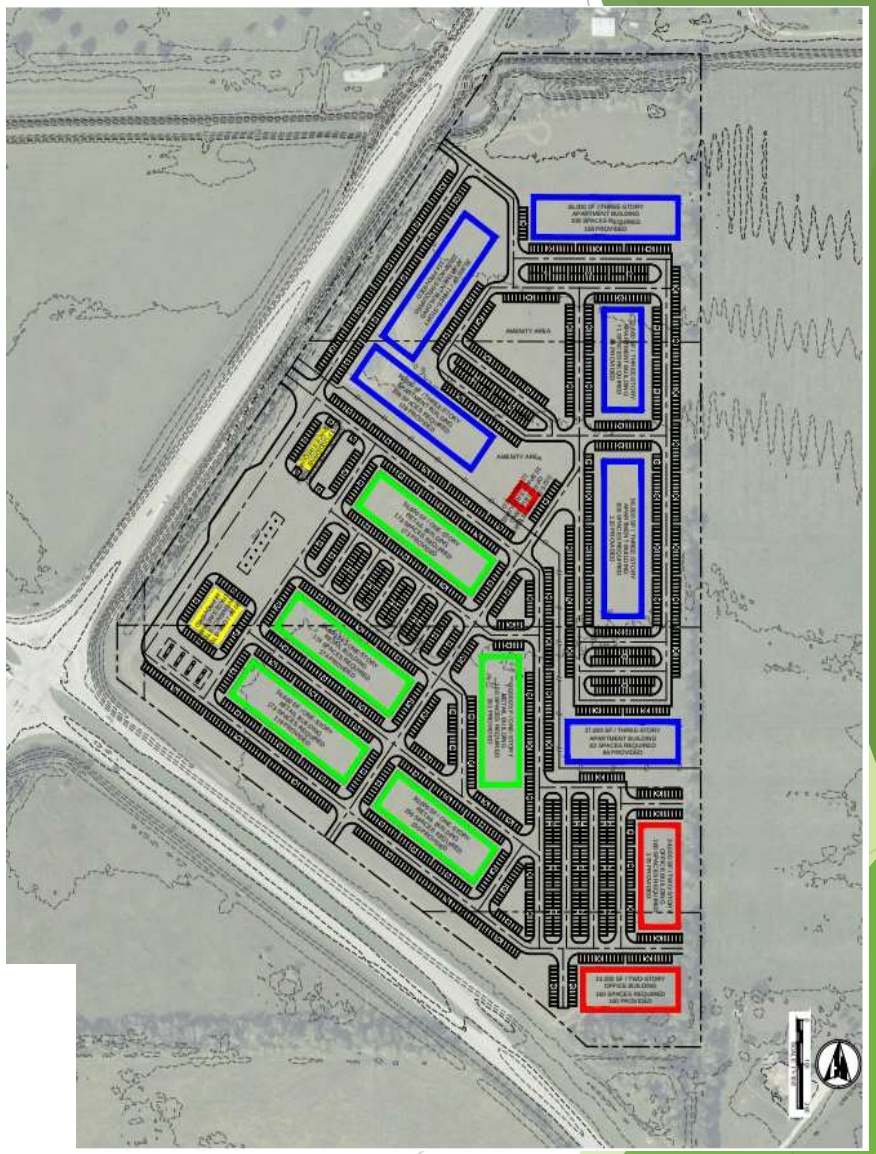
Future Land Use

We wish to explore options for Developer and City participation or possible cost-sharing on the construction for water and/or wastewater mains or a facility.



Concept Design

Phase I	Fuel Station & Drive Thru Fast Food	~ 8000 S.F. w/ 15 DPS ~ 3000 S.F.
Phase II	Apartments & Offices	~ 583,380 S.F (500 units) & ~ 69,000 S.F (55 units)
Phase III	Shopping Center	~ 163,800 S.F (65 units)

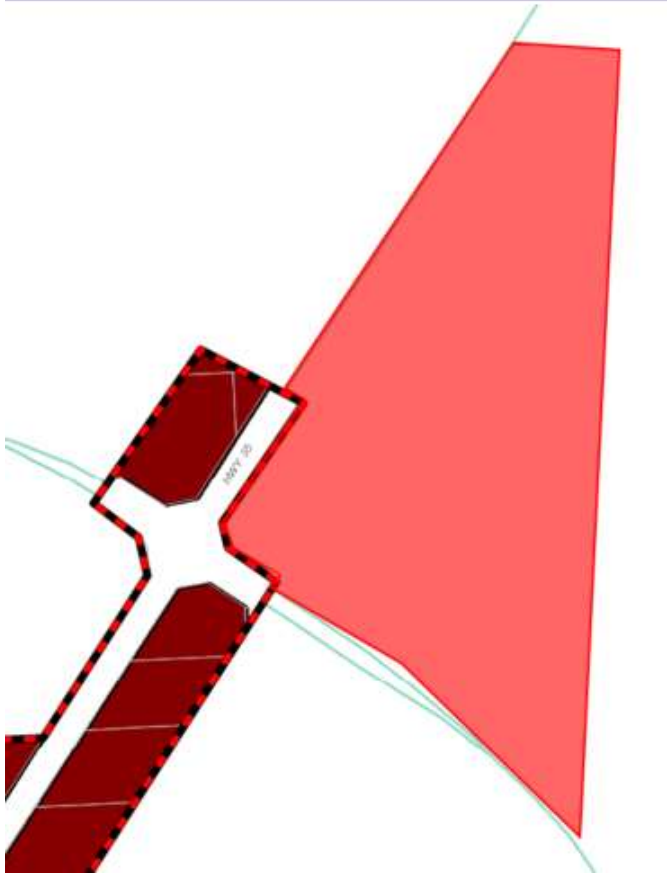


This Would Be a Great Location for a Drive-Thru Restaurant!

How much does McDonald's make per store?

McDonald's has close to 14,000 stores nationwide. If you've already been doing the math in your head, you'll realize each location makes an **average of $2.7 million annually**, according to QSR data available from 2018, the most recent we can find individualized U.S. data for. Mar 5, 2020

Zoning & Utilities



City Limits

C-G - Commercial-General

Phase I: A Similar IMST Study (16,589 VPD) showed … We believe Angleton (20,200 VPD) could do more

Volume & Sales Projections

Average Monthly Projections			
	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	110,587	114,209	115,895
Convenience Store Sales (Dollars)	$94,900	$98,000	$99,455

Summary

Current demographic demand estimates represent a combination of secondary sources, traffic samples, and primary trade area data collection. Fuel volume includes gasoline and diesel gallons. Projection detail is provided within metrics and range.

Fuel volumes and store sales will be driven by the capture of daily intersection traffic and supported by local residents. Trade area demand is traffic dependent. The site is exposed to 16,589 vehicles per day. 14.8% of total intersection traffic is commercial truck traffic. Volume and sales projections are restricted by existing household and employee count and household income levels. Trade area growth and activity is positively

Estimated Tax Income:

- Fuel Sale Tax:
  110,587 * 12 * 0.20 / 0.82= $323.6k
- Property Tax:
  $3.75Mil (C-Store)+ $1.25Mil (Drive-Thru Restaurant)

  $5Mil * 0.0261= $130.5k
- Sale Tax:
  [$2.7 Mil + ($94,900 * 12) * 0.75 / 0.82] 0.0825 = $308.7k

- **TOTAL TAXES= $762.8k annually**

Phase II & III: Cost & Estimated Taxes

Costs:

Apartments = $69.3 Million
Offices = $9.6 Million
Shopping Center = $22.7 Million

TOTAL: $101.6 Million

Annual Taxes:
Property Taxes ~ $2.66 Million
(~ 5.1% City 2020-2021's budget)
&
Additional Sale Taxes: $ Multi-million

Phase I
To Build A Fuel Station & Drive-Thru Fast Food

- We will meet the City requirements and have 2 inches Water line and 6 inches Wastewater line installed. The developer will be responsible for this portion.

- If Any upgrade to the utilities (such as Water and Wastewater) is requested by the City and the infrastructure, then we would like the City to help us to pay for the differences for the upgrade.

Q&A:

Thank you!

Dean Truong

Dean.Truong@gmail.com
512.653.8514

AGENDA ITEM SUMMARY FORM

MEETING DATE: 9/14/2021

PREPARED BY: Jeff Sifford

AGENDA CONTENT: Pricing for future water needs

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $0 **FUNDS REQUESTED:** $2,452,800

FUND: 03-565-224

EXECUTIVE SUMMARY:

Due to future growth, The City of Angleton will need to reserve 2,000,000 gallons of water from BWA.

RECOMMENDATION:

Future Water Needs pricing for the City of Angleton

Jeff

On the conservations that have been between the City and BWA on increased Daily water supply contracts. BWA originally told the City it needed to sell 3.2 million gallons per day total to cover the cost of installing a parrel pipeline from BWA to Henderson road. This sell could be in anywhere in the system to equal the 3.2 mgd, not only to the City of Angleton. But at the time of the first conservations the City of Angleton was the only one showing a increased in needs. Since the original conservation Between the City of Angleton and BWA, another BWA customer has increased their contract by ½ million per day and is requesting to put another ½ million gallons per day under contract and requesting another ½ million gallons day under reserve and pay debt service amount on the reserve amount. That leaves 2.2 mgd that needs to be sold for BWA to get the parrel pipe line in the ground to be able to meet the City of Angleton's future water needs. Once the parrel pipe line is installed BWA could meet all of the City's future water needs with no problem. On the additional .2mgd there is potential need by others or this amount.

Here is the cost that the City would see if the City increased Daily Water Supply Contract by 2 MGD with rate effective Oct 1, 2021.

A recent flow study on the BWA system has shown that BWA could Supply up to a total of 3 mgd to the City, until future pipeline expansion is complete. With this the City would need to take more thru Jamison Water Plant to achieve this goal.

If actually taking the additional 2mgd

2,000,000 mgd divide by 1000 X $ 3.36 = $ 6,720 per day and $ 2,452,800 per year

If the City put the 2mgd under reserve while BWA gets the parrel pipeline installed (could be 1 ½ - 2yrs)

2,000,000 mgd divide by 1000 x $1.34= $2,680 per day and $978,200 per year

Thanks

Brazosport Water Authority

AGENDA ITEM SUMMARY FORM

MEETING DATE: 09/14/2021

PREPARED BY: Jeff Sifford

AGENDA CONTENT: Pricing for future water needs

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $0 **FUNDS REQUESTED:** $0

FUND: 03-565-224

EXECUTIVE SUMMARY:

Due to future growth, The City of Angleton will need to reserve 2,000,000 gallons of water from BWA.

RECOMMENDATION:

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Jeff Sifford

AGENDA CONTENT: Agreement for professional services

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $0 **FUNDS REQUESTED:** $ 37,830.00

FUND: 03-571-415

EXECUTIVE SUMMARY:

Agreement for professional services with Freese and Nichols, INC for Oyster Creek WWTP Operation and Maintenance Checklists.

RECOMMENDATION:

Staff recommends approval

07/16

AGREEMENT FOR PROFESSIONAL SERVICES

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This Agreement is entered into by City of Angleton, Texas hereinafter called "**OWNER**" and Freese and Nichols, Inc., hereinafter called "FNI." In consideration of the Agreements herein, the parties agree as follows:

I. **EMPLOYMENT OF FNI:** In accordance with the terms of this Agreement: OWNER agrees to employ FNI; FNI agrees to perform professional services in connection with the Project; OWNER agrees to pay to FNI compensation. The Project is described as follows: **Oyster Creek WWTP Operation and Maintenance Checklists.**

II. **SCOPE OF SERVICES:** FNI shall render professional services in connection with Project as set forth in Attachment SC - Scope of Services and Responsibilities of OWNER which is attached to and made a part of this Agreement.

III. **COMPENSATION:** OWNER agrees to pay FNI for all professional services rendered under this Agreement a lump sum fee of $37,830 for Basic Services.

If FNI's services are delayed or suspended by OWNER, or if FNI's services are extended for more than 180 days through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation to reflect reasonable costs incurred by FNI in connection with such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

IV. **TERMS AND CONDITIONS OF AGREEMENT:** The Terms and Conditions of Agreement as set forth as Attachment TC shall govern the relationship between the OWNER and FNI.

Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than OWNER and FNI, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of OWNER and FNI and not for the benefit of any other party.

This Agreement constitutes the entire Agreement between OWNER and FNI and supersedes all prior written or oral understandings.

This contract is executed in two counterparts.

IN TESTIMONY HEREOF, they have executed this Agreement, the _____ day of_____, 2021.

ATTEST:

_____

City of Angleton, Texas
(OWNER)

By:_____

_____
Print Name and Title

ATTEST:

_____
David Munn, PE, Associate

Freese and Nichols, Inc.
(FNI

By:_____
Mehran (Ron) Bavarian, PE, Associate

ATTACHMENT SC

SCOPE OF SERVICES AND RESPONSIBILITIES OF OWNER

PROJECT UNDERSTANDING

The City of Angleton (City) desires to develop **Operation and Maintenance Checklists** at the Oyster Creek WWTP for major equipment, including the following units:

- Lift station pumps
- Influent screening system (mechanical screen, water sluice and washer/compactor)
- Grit system (grit classifier and grit pump)
- Aeration blowers
- Clarifier mechanism
- Scum pumps
- RAS pumps
- Chlorine and sulfur dioxide gas induction units
- Gravity thickener mechanism
- Thickened sludge pumps
- Emergency generator

ARTICLE I

BASIC SERVICES: FNI shall render the following professional services in connection with the development of the Project: **Oyster Creek WWTP Operation and Maintenance Checklists**

A. GENERAL AND PROJECT MANAGEMENT

1. Conduct up to two (2) site visits by FNI staff to the WWTP, to view equipment, meet with plant staff, and compile relevant data.

2. Conduct two (2) progress meetings/workshops with City to present draft and final checklists and receive feedback from City staff.

B. DEVELOP OPERATION AND MAINTENANCE CHECKLISTS

1. FNI will compile and review data from City's O&M manuals. If the City does not have O&M manuals available for certain equipment, FNI will contact manufacturer to request O&M manual. If manufacturer is unable to provide O&M manual, FNI will meet with senior plant staff to discuss the standard operation and maintenance procedures.

2. Based on data compiled from O&M manuals (if available) and discussions with plant staff, FNI will create checklists for each major equipment listed in the Project Understanding section, including:

   a. Operations checklist
      i. Startup procedure (i.e. open / close valves)
      ii. Recommended operation checks (i.e. temperature, pressure)
      iii. Key operating points (i.e. flow rate, speed)
      iv. Shutdown procedure (i.e. open / close valves)

v. Will include reference to relevant page numbers of O&M manual (if available) for detailed descriptions of operation / controls.

b. Maintenance checklist
   i. Recommended frequency (i.e. daily, monthly, quarterly, annually)
   ii. Maintenance activity procedure (i.e. check filters, check coolant levels, cleaning, replacement of wear parts / consumables)
   iii. Will include reference to relevant page numbers of O&M manual (if available) for detailed descriptions of maintenance activities.

c. As necessary, will include up to 2 photos and up to 2 existing figures for each major equipment category to show key components referred to in the checklists.

d. Will include contact information for manufacturer and manufacturer representative.

3. FNI will submit one electronic PDF copy of draft checklists for OWNER review. Upon completion of OWNER's review of the draft checklists, FNI will address one (1) round of OWNER comments.

4. FNI will submit two (2) bound hard copies and one electronic PDF copy of compiled checklists for each major equipment.

ARTICLE II

ADDITIONAL SERVICES: Additional Services to be performed by FNI, if authorized by OWNER, which are not included in the above described basic services, are described as follows:

A. Providing a recommendation on sampling plans or process adjustments.

B. Describing safety procedures related to operating and maintaining equipment.

C. Identifying or providing tools and materials to perform the work.

D. Providing checklists for laboratory analysis procedures; equipment repair, rehabilitation, or troubleshooting procedures; instrument maintenance procedures; or for equipment not listed in Project Understanding.

E. Visits to the site in excess of the number of trips included in Article I for periodic site visits, coordination meetings, or contract completion activities.

F. Providing basic or additional services on an accelerated time schedule. The scope of this service include cost for overtime wages of employees and consultants, inefficiencies in work sequence and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the OWNER.

G. Preparing statements for invoicing or other documentation for billing other than for the standard invoice for services attached to this professional services agreement.

ARTICLE III

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in accordance with the following schedule:

Article I – within 90 calendar days after receipt of Notice to Proceed. This schedule does not include time for OWNER review.

FNI MB
OWNER_____

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in OWNER or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation as outlined on the face of the AGREEMENT.

ARTICLE IV

RESPONSIBILITIES OF OWNER: OWNER shall perform the following in a timely manner so as not to delay the services of FNI:

A. Designate in writing a person to act as OWNER's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to FNI's services for the Project.

B. Provide all criteria and full information as to OWNER's requirements for the Project, including objectives and constraints.

C. Assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to operation and maintenance of major equipment.

D. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this Agreement.

E. Examine all studies, reports, sketches, and other documents presented by FNI, obtain advice of an attorney, insurance counselor and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of FNI.

F. Attend the progress and other job related meetings.

G. Give prompt written notice to FNI whenever OWNER observes or otherwise becomes aware of any development that affects the scope or timing of FNI's services.

H. Furnish, or direct FNI to provide, Additional Services as stipulated in Attachment SC, Article II of this Agreement or other services as required.

I. Bear all costs incident to compliance with the requirements of this Article IV.

FNI MB
OWNER_____

ARTICLE V

DESIGNATED REPRESENTATIVES: FNI and OWNER designate the following representatives:

OWNER's Designated Representative	Jeff Sifford Director of Public Works City of Angleton 901 S. Velasco Angleton, Texas 77515 Phone: 979-849-4364 Ext 5101 Email: jsifford@angleton.tx.us
FNI's Designated Representative	Somnath Chilukuri, P.E. 11200 Broadway St Offices West Suite 2320 Pearland, Texas 77584 Phone: 832-456-4761 Email: Somnath.chilukuri@freese.com
FNI's Accounting Representative	Kristina Isaac 10497 Town and Country Way, Suite 600 Pearland, Texas 77584 713-600-6860 Email: kristina.isaac@freese.com

ATTACHMENT CO

COMPENSATION SCHEDULE

Basic Services (Lump Sum)	Amount
General and Project Management	$11,200
Develop Standard Operating Procedures	$26,630
Total Basic Services:	**$37,830**

TERMS AND CONDITIONS OF AGREEMENT

1. **DEFINITIONS:** The term Owner as used herein refers to the City of Angleton, TX. The term FNI as used herein refers to Freese and Nichols, Inc., its employees and agents, and its subcontractors and their employees and agents. As used herein, Services refers to the professional services performed by FNI pursuant to the Agreement.

2. **CHANGES:** Owner, without invalidating the Agreement, may order changes within the general scope of the work required by the Agreement by altering, adding to and/or deducting from the work to be performed. If any change under this clause causes an increase or decrease in FNI's cost of, or the time required for, the performance of any part of the Services, an equitable adjustment will be made by mutual agreement and the Agreement modified in writing accordingly.

3. **TERMINATION:** The obligation to provide Services under this Agreement may be terminated by either party upon 10 days' written notice. In the event of termination, FNI will be paid for all Services rendered and reimbursable expenses incurred to the date of termination and, in addition, all reimbursable expenses directly attributable to termination.

4. **CONSEQUENTIAL DAMAGES:** In no event shall FNI or its subcontractors be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental or consequential damages, such as loss of product, loss of use of the equipment or system, loss of anticipated profits or revenue, non-operation or increased expense of operation or other equipment or systems.

5. **INFORMATION FURNISHED BY OWNER:** Owner will assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project. FNI shall have no liability for defects or negligence in the Services attributable to FNI's reliance upon or use of data, design criteria, drawings, specifications or other information furnished by Owner and Owner agrees to indemnify and hold FNI harmless from any and all claims and judgments, and all losses, costs and expenses arising therefrom. FNI shall disclose to Owner, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications or other information furnished by Owner to FNI that FNI may reasonably discover in its review and inspection thereof.

6. **INSURANCE:** FNI shall provide Owner with certificates of insurance with the following minimum coverage:

Commercial General Liability		**Workers' Compensation**	
General Aggregate	$2,000,000	As required by Statute	
Automobile Liability (Any Auto)		**Professional Liability**	
CSL	$1,000,000	$3,000,000 Annual Aggregate	

7. **SUBCONTRACTS:** If, for any reason and at any time during the progress of providing Services, Owner determines that any subcontractor for FNI is incompetent or undesirable, Owner will notify FNI accordingly and FNI shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the Agreement shall create any contractual relation between any subcontractor and Owner.

8. **OWNERSHIP OF DOCUMENTS:** All drawings, reports, data and other project information developed in the execution of the Services provided under this Agreement shall be the property of Owner upon payment of FNI's fees for Services. FNI may retain copies for record purposes. Owner agrees such documents are not intended or represented to be suitable for reuse by Owner or others. Any reuse by Owner or by those who obtained said documents from Owner without written verification or adaptation by FNI, will be at Owner's sole risk and without liability or legal exposure to FNI, or to FNI's independent associates or consultants, and Owner shall indemnify and hold harmless FNI and FNI's independent associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle FNI to further reasonable compensation. FNI may reuse all drawings, report data and other project information in the execution of the Services provided under this Agreement in FNI's other activities. Any reuse by FNI will be at FNI's sole risk and without liability or legal exposure to Owner, and FNI shall indemnify and hold harmless Owner from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.

9. **POLLUTANTS AND HAZARDOUS WASTES:** It is understood and agreed that FNI has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at the site, if any, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposures to such substances or conditions. The parties agree that in performing the Services required by this Agreement, FNI does not take possession or control of the subject site, but acts as an invitee in performing the Services, and is not therefore responsible for the existence of any pollutant present on or migrating from

FNI MB
CITY _____

the site. Further, FNI shall have no responsibility for any pollutant during clean-up, transportation, storage or disposal activities.

10. **OPINION OF PROBABLE COSTS:** FNI will furnish an opinion of probable project development cost based on present day cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs prepared by FNI hereunder will be made on the basis of FNI's experience and qualifications and represent FNI's judgment as an experienced and qualified design professional. It is recognized, however, that FNI does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices.

11. **CONSTRUCTION REPRESENTATION:** If required by the Agreement, FNI will furnish construction representation according to the defined scope for these services. FNI will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the Contract Documents. In performing these services, FNI will report any observed deficiencies to Owner, however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for the supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or the safety precautions and programs incident to the work of the Contractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project. If Owner designates a Resident Project Representative that is not an employee or agent of FNI, the duties, responsibilities and limitations of authority of such Resident Project Representative will be set forth in writing and made a part of this Agreement before the Construction Phase of the Project begins.

12. **PAYMENT:** Progress payments may be requested by FNI based on the amount of Services completed. Payment for the Services of FNI shall be due in acceptance of the Services as satisfactory by the Owner. Statements for Services shall not be submitted more frequently than monthly. Any applicable new taxes imposed upon Services, expenses and charges by any governmental body after the execution of this Agreement will be added to FNI's compensation.
If Owner fails to make any payment due FNI for services and expenses within 30 days after receipt of FNI's statement for services therefore, the amounts due FNI will be increased at the rate of 1 percent per month from said 30th day, and, in addition, FNI may, after giving 7 days' written notice to Owner, suspend services under this Agreement until FNI has been paid in full, all amounts due for services, expenses and charges.

13. **ARBITRATION:** No arbitration, arising out of or relating to this Agreement, involving one party to this Agreement may include the other party to this Agreement without their approval.

14. **SUCCESSORS AND ASSIGNMENTS:** Owner and FNI each are hereby bound and the partners, successors, executors, administrators and legal representatives of Owner and FNI are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.
Neither Owner nor FNI shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent FNI from employing such independent associates and consultants as FNI may deem appropriate to assist in the performance of Services hereunder.

15. **PURCHASE ORDERS:** If a Purchase Order is used to authorize FNI's Services, only the terms, conditions/instructions typed on the face of the Purchase Order shall apply to this Agreement. Should there be any conflict between the Purchase Order and the terms of this Agreement, then this Agreement shall prevail and shall be determinative of the conflict.

FNI MB
CITY _____

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 12, 2021

PREPARED BY: Dustin Pope, Freese and Nichols, Inc.

AGENDA CONTENT: Discussion and possible action on delayed demolition of existing Southside Elevated Storage Tank (EST)

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $0 **FUNDS REQUESTED:** $125,000.00

FUND: CDBG-GLO, partial funding

EXECUTIVE SUMMARY:

The city has questions regarding the demolition of the existing Southside Elevated Storage Tank (EST) and whether to delay the proposed demolition. The attached letter from Freese and Nichols, Inc. details the options of demolishing the existing EST under the current Landmark contract or delaying the demolition to a later date. While delaying the existing EST demolition provides additional connections for the city, the existing EST itself has associated risks. Patches from a previous leak event are not installed in a manner to appropriately respond to the freeze-thaw cycle. This could result in additional leaks. In addition, the existing tank interior is uncoated and is significantly deteriorated. This poses a risk of additional deterioration in weakened areas of the bowl, reducing portions of its structural integrity.

RECOMMENDATION:

Recommend proceeding with the demolition of the existing Southside EST. With the existing 0.5 MG Northside EST and the new 0.75 MG Southside EST alone, the city still can add 4,300 additional connections to the existing 8,200 connections. Based on the current growth of the city, the additional 4,300 connections seem large enough to keep up with future growth until the next Northside EST is constructed.

If delayed demolition of existing EST: FNI recommends the city develop an action plan to ensure the existing Southside EST complies with applicable environmental and safety code. In addition, we recommend the City set aside an emergency fund to cover potential repairs.

MEMORANDUM

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

10497 Town and Country Way, Suite 500 + Houston, Texas 77024 + 713-600-6800 + FAX 817-735-7491 www.freese.com

TO: Chris Whittaker, Patty Swords, and Jeff Sifford

CC: Jason Ward, Nathan McMillan, and Clark Northup

FROM: Dustin Pope

SUBJECT: Existing Southside Elevated Storage Tank (EST) Demolition Options

DATE: 10/4/2021

PROJECT: ANG19521

Postponing the Demolition of the Existing Southside EST

Delaying demolition of the tank will allow the City to remove approximately $70,000 from the Southside tank contract and keep the tank in service, retaining enough water storage to proceed with new developments. At a later date, the City would need to execute a new contract to complete the demolition of the tank. However, due to the poor condition of the existing tank, there is a risk to keeping it in service.

The tank has already had several leaks and the risk for additional leaks is still significant. The previous leak event was likely the result of temperature changes during the winter. Due to the previous leak event, patches were installed as temporary fixes and were installed in a manner that could allow the tank material to continue to expand and contract. This expansion and contraction may result in a weakened tank material. With these patches still present in the same condition, the existing Southside EST is at further risk for developing leaks. The interior of the tank is currently uncoated and is significantly deteriorated which continues to pose the risk of additional deterioration to occur in weakened areas.

If this option is selected, we recommend the City develop an action plan to ensure the existing Southside EST complies with applicable environmental and safety code. In addition, we recommend the City set aside an emergency fund to cover potential repairs.

Proceeding with the Demolition of the Existing Southside EST

Proceeding with the demolition of the tank will keep the $70,000 in the current contract and the work will be completed alongside the construction of the new Southside EST. The City's total water storage will increase by a net 0.25 million gallons, but the City may not have the required total water storage to proceed with the new developments. The potential risk and cost of a leak or code violation with the existing tank will be mitigated and those funds can be allocated towards the development of an additional elevated storage tank on the Northside.

EST Capacity Analysis

Our team completed the EST capacity analysis per TCEQ requirements. The minimum TCEQ elevated storage requirement is 100 gallons per connection of Elevated Storage. Per TCEQ drinking water watch website, the City currently has 8,217 connections. The table below shows the different EST combination scenarios, and the number of additional connections Angleton can serve with the available capacity.

Scenario	Calculated Total Elevated Storage Capacity (MG)	Additional Connections beyond existing 8,217 that can be served per TCEQ
Existing North (0.5 MG) + **Existing** Southside (0.5 MG)	1.0	1,783
Existing North (0.5 MG) + **New** Southside (0.75 MG)	1.25	4,283
Existing North (0.5 MG) + **Existing** Southside (0.5 MG) **New** Southside (0.75 MG)[(1)]	1.6[(1)]	7,802

(1) Note: due to the difference in the overflow elevations between the existing and new Southside tanks, a portion of the new 0.75 MG EST has been removed from the usable volume for the connection calculation

Dustin Pope, P.E., MSc
Transmission and Utilities - Southeast

Freese and Nichols, Inc.
10497 Town and Country Way, Suite 500
Houston, Texas 77024
832-699-6398
901-489-1968 mobile
713-600-6801 fax

AGENDA ITEM SUMMARY FORM

MEETING DATE: 10/12/2021

PREPARED BY: Megan Mainer, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action on future park development of Rueben Welch Park.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: NA **FUNDS REQUESTED:** NA

FUND: NA

EXECUTIVE SUMMARY:
Staff is moving forward with various action items within the Comprehensive Parks and Recreation Master and Strategic plan including addressing low scoring park components, increase programming and revenue, as well as renovating substandard facilities. One of the parks in need of attention is Rueben Welch Park.

Rueben Welch Park - ACTION 4.1.c. - Consider site specific Master Plan for Rueben Welch to address additional fields as demand increases or for use as a large gathering space (amphitheater). Diamond fields - Generally overgrown, rusty fence, does not appear to be in use; currently unusable due to lack of fencing, concessions - abandoned and recently demolished Brushy Bayou Park, Rueben Welch Park, and Veterans Park are the least-used facilities. Site specific plans should be developed for Rueben Welch Park to address more programming space and improving level of service for residents.

Staff addressed the need to develop a concept plan within the 2021-2022 budget. City Council's direction was to consider pursuing a public private agreement to develop the site with public access.

The Texas Parks & Wildlife Department (TPWD) has provided state funds for the development of Rueben Welch Park. Funding received from the state requires park sites to be maintained as public parkland in perpetuity. As a result, staff has recently engaged TPWD to determine restrictions related to public private agreements for Rueben Welch Park. Dan Reece, TPWD Local Park Grants Manager, noted the following, "the facility must remain open/available to the public. A reasonable fee is permitted; We handle these on a case-by-case basis so please let us know what you have in mind so we can discuss it before any major decisions are made. Our program also requires that all revenue collected by the City as part of the agreement must be invested back into the Angleton Parks Department, and preferably back into Rueben Welch Park".

On August 9, 2021, staff met with the Parks & Recreation Board regarding future use of Rueben Welch Park and they recommended it be developed into a wilderness park but were also open to advertising a public private agreement through a Request for Proposals to consider other options.

An Angleton Better Living Corporation (ABLC) meeting was scheduled for August 16, 2021 to discuss the item as well but attendance did not constitute a quorum.

RECOMMENDATION:

Staff recommends City Council authorize staff to pursue a public private agreement by advertising the opportunity through a Request for Proposals.